

Minutes from the Annual Meeting of the Indian Paintbrush Homeowners' Association

The annual meeting of the Indian Paintbrush Homeowners' Association was held at the Old Wilson Schoolhouse on September 13, 2021.

The meeting was called to order by President Ellen Fales at 5:14 pm. There were 23 lots represented in person and 9 voting proxies held by Treasurer Rebecca Studer.

President Fales began the meeting with the President's report. She recognized that our longtime bookkeeper and treasurer Rebecca Studer was retiring since she sold her home in Indian Paintbrush earlier this year. A new bookkeeper, Lorna Speth, had been hired to take over Ms. Studer's bookkeeping responsibilities. President Fales expressed deep gratitude for Rebecca Studer's time and commitment to the homeowner's association.

The road report was the next order of business. President Fales gave a summary of road needs for the subdivision. Currently, \$35,000 is budgeted for Yellow Iron Excavating each year. This covers all plowing, grading, dust guard, and other road needs. President Fales indicated that Yellow Iron is going to continue to work on and plow Indian Paintbrush roads despite the fact that the company had to drop more than 80% of their snow contracts due to staffing shortages. She indicated that plowing fees may increase this winter as a result of increases in Yellow Iron's costs. She also mentioned that part of the annual maintenance is to clear the culverts, drainage ditches and bring in gravel for the dirt sections of road to maintain the integrity of the road base and crowns – all of which will prevent pot holes from forming.

Also on the maintenance list is the fixing of potholes on the paved corner of Lupine and crack sealing of Paintbrush Trail but the subcontractor has not been able fit it into their schedule. Additionally, the paved portions of Paintbrush Trail and the corner of Lupine Trail will be chip sealed in the summer of 2022 by Evans Construction. This will add many years of life to the pavement.

President of the Indian Paintbrush Water District Board, Mike Calabrese presented the Indian Paintbrush Water District (IPWD) report. He provided the following information about his remarks to Secretary Erika Stevens:

The district will make the first of 20 payments this December to the State Land Investment Board for its Level III project. The project was substantially completed in May 2020.

Members have received an infrastructure improvement of about \$1.6 million dollars because of it, but at a cost of only \$641,779 thanks to grants and low and zero interest loans from the state.

We recently had to replace Well #1's pump and a booster pump. The project's new well, number 3, at Bluebell, allowed the district to continue supplying potable water for the district. It was not upgraded to nor can it sustain a supply of water for water features, excessive landscaping, or unlimited irrigation. As the remaining 10 undeveloped lots are sold or developed, the system will be further taxed as primary residences and guest houses are constructed and occupied.

The IPWD board is drafting a survey for district members about sharing the cost of meter installations and the implementation of metered billing.

Going into winter and cold temps, the biggest threats to our water systems are leaking automated irrigation systems, water features, and yard hydrants. I guarantee that dealing with a problem with one of these in winter will dampen your enthusiasm for both it and for winter. The IPWD board members are Mike Calabrese, George Kuvinka, Tim Linger, Les Gibson, and Ward Branch.

Treasurer Rebecca Studer gave the financial report. She reported that with the fee increase from the last annual meeting, the financials show an increase in the cash balance over last year of about \$40,000. In fiscal year 2021, Indian Paintbrush had an income of \$185,000 and spent \$188,000 including loan payments. She reported that our current loan balance (from the road improvement loan obtained in August 2015) is \$204,005, and the loan matures July 2025. IPHA also has a line of credit of \$15,000 at First Interstate Bank.

She went on to discuss trash fees at \$180, 2 times per year, per lot, are currently covering the majority of the trash and recycling expenses. ****Residents were reminded that the trash shed is only for regular household trash. No construction waste, hazardous waste (motor oil, paint, pesticides, etc.) furniture, electronics, or hot tub covers can be put in the dumpsters. Please bring any of these items directly to the Teton County Transfer Station. ****

In Old Business, President Ellen Fales brought up the need for an increase in IPHA dues due to a shortfall in the 2022 budget. Costs for 2022 include, but are not limited to, chip sealing the main road at a cost of approximately \$45,000, road maintenance (clearing gutters, grading, dust guard etc.) at a cost of approximately \$35,000, and fire mitigation on the roadways. She suggested that we put \$12,000 into fire mitigation. With a matching grant from the Teton Conservation District of \$6,000, it would allow the IPHA to complete \$18,000 of roadway corridor clearing in 2022. If all of the suggested work does get completed in 2022, it will put the IPHA budget into a deficit of \$21,000. She went on to say that if we want to have a reserve in our budget, we should increase the annual dues by \$500. Les Gibson made a motion to increase the total dues to \$3000 per year (\$1500, two times per year) for each lot. The motion passed unanimously.

Fales then reminded homeowners that the subdivision currently has a ban on open flames in Indian Paintbrush until further notice. There have been several reports of open flames in the neighborhood, which is in violation of the current subdivision rule. Teton County does not currently have a fire ban, but they do support our ban due to the nature of our subdivision's landscape. Please be considerate of your neighbors!

Alli Noland gave a brief presentation reminding residents that the speed limit on Indian Paintbrush roads is 20mph. Residents can contact the Teton County Sheriff's Department non-emergency number at (307)733-2331 to report any fast or erratic drivers.

Jim Olson gave a report on the Indian Paintbrush website (indianpaintbrushhoa.net). He stated that the website is up and running, and it has been designed to put all relevant subdivision information in one place. He asked residents to register their email addresses at the website,

which will allow neighborhood related communications to be sent from the site. He also suggested that it may be a good place to have a directory of all residents and their contact information.

There was no New Business.

The Election of Directors and Officers was next. Cindy Parseghian was elected unanimously to be the new Treasurer since Rebecca Studer is no longer a resident of Indian Paintbrush and resigned from her position. The remaining officers were re-elected to their respective positions. The Directors and Officers are as follows:

President:	Ellen Fales
Vice President:	Kevin McAndrews
Treasurer:	Cindy Parseghian
Secretary:	Erika Stevens

The meeting concluded with a brief presentation by Mark Sullivan regarding a proposed glamping project on the 640 acre Wyoming school parcel on Munger Mountain. Under Canvas has proposed a glamping hotel site that would house approximately 200 guests and approximately 70 employees would be needed as well. Each proposed glamping site does have a fire pit and wood burning stoves, significantly increasing the risk of a fire on Fall Creek Rd. There would also be a large amount of land development required and a significant increase in traffic on Fall Creek Rd. The Jackson Hole Land Trust is currently taking pledges for a competing proposal to protect the parcel. The proposal would be submitted to the state in order to lease the land for 25 years as the state of Wyoming is not currently interested in selling the land. Anyone with questions may contact the Jackson Hole Land Trust (307)733-4707, Friends of Pathways (307)733-4534, or Mark Sullivan directly at mark@mdslawoffice.com.

The meeting was adjourned at 6:30 pm.

Submitted by Erika Stevens