

WEST HANSEN HOMEOWNER'S ASSOCIATION

Grand Teton Property Management
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2014 Special Meeting Minutes
September 4th, 2014 at 4:00pm
The Offices of Grand Teton Property Management
610 W. Broadway, Suite 203

Attendance:

Present (5): Danny Beasse; Diana Brown; Karyn Humphreys; Vic Sarkissian; Jeff & Sarah Scully

Present by Proxy (4):

Proxy to Diana Brown: Gail Kelley; Rachel Sheidow

Proxy to Danny Beasse: James Opperman

Proxy to Vic Sarkissian: Julie Reed

Quorum present? Yes, 90% of homeowners were present either in person or by proxy.

Others Present:

Grand Teton Property Management (GTPM): Tina Korpi, Brealyn Landis

1. Weeding

The members said they would like weeding done 1x a year. The members noticed that someone had been mowing their yards over the past few months, and had notified GTPM about it in July. Brealyn Landis immediately looked into and found that Scott Hawthorne was mowing the yards, which Brealyn stopped immediately. Tina Korpi said that the HOA should not have to pay for the mowing, since Scott Hawthorne was not authorized to do the work. GTPM will reimburse the money.

2. Siding Replacement – special assessment

Brealyn Landis reported that Danny Beasse created the scope of work for the siding project and brought in posters of the potential options for the siding. Only two contractors were able to bid the project, as many contractors are booked through the next year – JH Builders and Floyds Construction.

Danny Beasse said that he noticed that Floyds Construction's bid did not include electrical work and painting. Danny Beasse said that the 2012 bid from Floyds was based on putting the siding over the existing siding. The concern with doing this is the possibility of rotten wood underneath. Danny suggested having someone pull a section off to inspect for rotting wood/mold. Tina suggested that the contractor pull a piece of siding off to inspect.

Diana Brown moved that the HOA contact Floyds Construction to make sure that they have included everything in their bid, including all painting, the replacement of vents,

electrical costs, permits, and flashing 3-4" from the bottom of the units. Sarah Scully seconded, and there was no objection.

Danny Beasse moved that the HOA keep their maintenance reserve money for a contingency in the event that there are problems when the siding project begins, Diana Brown seconded, and there was no objection.

The homeowners decided that once a total amount for the project is better understood, GTPM will send a ballot out for a special assessment. If possible, the homeowners would like to start the special assessment on October 1, 2014 and have it due in four months.

3. Adjournment

With no further discussion, the meeting was adjourned at 5:20pm.

Respectfully submitted,

Brealyn Landis, Homeowner Association Manager
Grand Teton Property Management