

# **Creekside Village Homeowner Association**

**Grand Teton Property Management**

**P.O. Box 2282**

**Jackson, WY 83001**

**307-733-0205 Fax 307-733-9033**

## **2003 Annual Members Meeting Minutes**

**February 10, 2004**

**The Virginian Lodge**

**6:00 PM**

### **I. Attendance**

<b>Name</b>	<b>Unit</b>
Lisa Bradshaw	814D
Jim Workman	810D
Jeff and Cindi Sullivan	808D
Brandon Harrison	830C
Kristie Grigg	814A
Mark Binstadt and Elizabeth Gilmour	820A
Reid Anderson	828B
Gordon Schwabacher	814E
Jerry Despain	816C
Connie Burke	816B
Derrick Beardsley/Jessica Cotton	808C
Marja North	814F
Wendy Meyring Proxy for Halladay	818C, 818D
Jennifer Bailey	802A
William Gerred	818A

### **Represented By Proxy**

<b>Name</b>	<b>Unit</b>
Mike Kraft	818E
Anna P. Mansfield	812E, 826B
Pat Ronneburg	830B
Lyle Martin	812D
Louise	806A
Timothy R. Halladay	818C, 818D
Susan Bailey	814B
Chris Hoagland	830A
Gray and Pat Bryant	818F
Gene and Pattie Rybak	806D

Mary Erbe  
Donald Poteet

810F  
802E, 802F, 804B

**Others Present**

**Name:**

Tina Korpi  
Robbie McCain

**Affiliation:**

Grand Teton Property Mgmt  
Grand Teton Property Mgmt

**II. Call to Order**

Tina Korpi with Grand Teton Property Management called the meeting to order at 6:05pm. Tina Asked that all present introduce themselves.

**III. Determination of Quorum**

With 28 out of 77 units represented either in person or by proxy it was determined there was a quorum.

**IV. Reading and Approval of the 2002 Annual Meeting Minutes**

Connie Burke motioned to approve the 2002 Annual Meeting Minutes as written  
Seconded by Jerry Despain.  
Vote All in Favor.

**Financials**

**I. Review of the 2003 Actual Income vs. 2003 Actual Expenses**

Robbi McCain with Grand Teton Property Management reviewed the income and expenses pointing out the income of \$131,508.41 and the expenses of \$88,741.70. She also pointed out the deposit of \$23,333.32 into the maintenance reserve account. Robbi suggested an additional deposit from the operating account into the maintenance reserve account of \$6,666.68, this would make the total deposit to maintenance reserve for 2003 \$30,000.00. See Attached Financials. Jennifer Bailey motioned to deposit and additional \$6,666.68 into maintenance reserve. Seconded by Jerry Despain.  
Vote All in Favor.

**II. Review of the 2003 Maintenance Reserve**

Robbi McCain of Grand Teton Property Management reviewed the Maintenance reserve accounting pointing out the ending balance of \$78,908.18. Although there will be an additional deposit made to the account of \$6,666.68. There is a correction that needs to be made to the ending balance of 2002 as the balance Does not match the beginning balance of 2003 Robbi will review and make corrections.

**III. Review of the 2004 Proposed Budget and Maintenance Reserve**

Robbi McCain with Grand Teton Property Management reviewed the 2004 proposed budget with everyone present pointing out a 10 % increase with 5% of the increase

going directly to maintenance reserve and the other 5% of the increase going to operating expenses. After a lot of discussion regarding the financials and the future expenses of Creekside Village Kristi Grigg motioned to approve the 2004 proposed budget with a 10% increase as of January 1, 2004

Seconded by Jerry Despain.

Vote All in Favor.

## **Old Business**

### **I. Parking**

Tina discussed the current parking issue with all present. The biggest problem currently at Creekside is that the cars being parked in front of the garages make it almost impossible for some units to access the garage. This is not the case with all units but several units do not have the space to enter and exit the garages if someone is parked in a no parking zone or in front of the garages. Grand Teton Property Management is currently working to deal with the problem during business hours and will continue to do so at an emergency level after hours. However they are not available 24 hours a day 7 days a week to enforce parking. The board discussed having Jackson Hole Security to do regular drive throughs and to work with people after hours. However the cost would be \$300.00 a month. After a lot of discussion all present agreed to have GTPM give notices to any homeowner who wished to have some on hand. The homeowner would then have something to put on a violating vehicle. GTPM will have these on hand for anyone who wishes to have some.

### **II. Roofing and Siding**

Tina stated that the roofs are in poor condition and that the siding in many places is also in poor condition. The Board of Directors will be meeting about two times per month to work on plans and proposals for the replacement of roofs and siding. The time to replace the roof and siding is coming and homeowners should expect special assessments. There is a lot of interest in the roofing and siding projects. Therefore Tina suggested that these people form a committee to work with the board of directors to work towards a plan. Tina asked that those interested to sign up with her before you leave. Tina stated that the board of directors will be meeting on February 24, 2004 to discuss a schedule for meetings and to formulate a plan.

Brandon Harrison also discussed with everyone present the possibility of changing the exterior colors. Brandon showed all present a sample of some color ideas, the ideas Brandon shared had different colors for each building. This will not be decided without input from the homeowners.

## **New Business**

### **I. Review of 2004 Maintenance Projects**

Tina stated that building 814,816,818,820 and 822 were scheduled for painting this summer. The buildings would also need some general maintenance such as nails nailed

back in and some boards replaced. The discussion regarding the stain colors would also have to be resolved.

## **II. Future Projects**

Tina reviewed the following list of projects that have been discussed in the past for possible future projects: Landscaping, Sprinkler System, Roofing, Siding, Deck replacement, Parking area drainage. The Board of Directors will be working on prioritizing the list over the next year. All input from homeowners is welcome.

## **III. Election of Officers**

Tina stated that the Board of Directors consists of seven positions

*3 – three year terms; 2 – two year terms; 2 – one year term*

There are 5 terms expired the three year terms are expired those directors are Kristi Grigg, Jerry Despain and Jim Workman. The one year terms are also expired and those directors are Connie DeYoung and Tom Pettrini. Tina stated that the current board would be willing to serve again.

Derrick motioned to elect the following slate

Seconded by Jennifer

Vote All in Favor

Kristi Grigg	3 Year Term
Jerry Despain	3 Year Term
Tom Pettrini	3 Year Term
Jim Workman	1 Year Term
Connie DeYong	1 Year Term

## **IV. Other**

There was discussion regarding the areas in front of the units next to the units, This is considered Limited Common Area and it the responsibility of the individual unit to have the area kept clean and free of weeds, Unit owners are encouraged to plant flowers in these areas. However, THEY MUST BE KEPT CLEAN AND WEED FREE.

## **ADJOURNMENT**

With no Further Business the Meeting was adjourned

Respectfully Submitted,

Tina Korpi,  
Grand Teton Property Management  
/lac