

**GRAND TETON PROPERTY MANAGEMENT  
WEST HANSEN HOMEOWNER ASSOCIATION  
PO Box 2282  
Jackson, WY 83001  
307-733-0205      fax 307-733-9033**

**2004 Annual Members Meeting**

*December 2, 2004  
5:00 am  
The Offices of Grand Teton Property Management*

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**MINUTES**

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**INTRODUCTION**

- I. Attendance:**  
Diana Brown  
Allison Arthur  
Jim Opperman

**Represented by Proxy:**  
Sarah Christel  
Gail Kelly

**Others:**  
Tina Korpi, GTPM  
Vic ?, Purchasing Diana Brown's unit

**II. Call to Order**

Tina Korpi called the meeting to order. All those present introduced themselves.

**II. Determination of Quorum**

With 6 out of 10 units represented in person or by proxy, it was determined there was a Quorum.

**III. Reading and Approval of the April 27, 2004 Annual Meeting Minutes.**

Diana motioned to approve the 2004 Annual Meeting minutes as written. Allison seconded the motion and all those present voted in favor of the motion.

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## **FINANCIALS**

### **I. Review of 2004 Actual Expenses and Incomes vs. 2004 Proposed Budget**

Tina reviewed all the financials as of 11/30/04 with every one present, pointing out the income for 2004 was \$9274.12 and the expenses were \$7,602.39. The balance in the checking account is \$11,213.95. See Attached Financials.

### **II. Review of 2005 Proposed Budget**

Tina reviewed with all present the proposed 2005 budget, emphasizing the importance of saving money every year as a contribution to the maintenance reserve account. All presented discussed the increasing of dues to help with rising costs and to help pay for future projects such as fence replacement. Diana motioned to raise the dues by 10% beginning January 1, 2005. Jim seconded Diana's motion. All those present voted in favor of the motion.

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## **OLD BUSINESS**

### **I Fencing**

All those present discussed the need to replace the fencing at the property. All present expressed and validated the need to have the fence inspected in the spring to analyze the exact needs and costs for fence replacement during either the summer of 2005 or of 2006. Accordingly, all homeowners would then be assessed a special assessment to replace the fencing. All those present agreed that the Board, and perhaps the entire HOA, ought to hold a special meeting in mid-March, 2005, to discuss the fence issue and a possible special assessment.

### **II Porches**

Tina stated that some of the front porches at West Hansen need to be replaced and or repaired during the summer of 2005 as they are in bad shape.

### **III Exterior Painting**

All those present indicated that they were pleased with the exterior painting project conducted and completed by Jim St. Clair and St. Clair Construction. All agreed that they did a nice job.

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## **NEW BUSINESS**

### **I Election of Officers**

Jim motioned to elect the following slate of officers for West Hansen

Diana Brown  
Jim Opperman  
Allison Arthur

Diana seconded Jim's motion. All those present voted in favor of the motion.

## **II Other**

Vic, who is purchasing one of Diana Brown's units, requested a roofing inspection to include the possibility of adding flashing. Vic indicated that he and a local roofer have found some issues with the existing roof. Tina acknowledged Vic's concerns and indicated that she will talk with Intermountain Roofing about the existing roof. However, Tina also pointed out that it may be too late to do anything about this inspection this winter, and may have to be slated for the spring. Tina will check with Intermountain Roofing regarding their availability.

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## **ADJOURNMENT**

With no further business, the meeting was adjourned.

Respectfully submitted,

Christina Korpi,  
Appointed Meeting Secretary  
Property Manager  
Grand Teton Property Management