

**PONDEROSA VILLAGE HOMEOWNERS ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
PO Box 2282
Jackson, WY 83001
307-733-0205 Fax 307-733-9033**

2005 Annual Members Meeting

*October 13, 2005
6:00 pm
First Interstate Bank*

MINUTES

INTRODUCTION

I. Attendance

PRESENT: (13)

Name

Cameron Sayer
Jim Clouse
Sonya Chonczynski (4)
Cirilo Hernandez
Carl Pelletier
Chris Daly
Bruce Tlogan (2)
Jenna Cropley
Sarra Mossoff
Rena Rockoff
Megan Santacroce & David Vito
Brian Lenz
Kathy & David Peters (2)

REPRESENTED BY PROXY: (7)

Name

Thomas McClung
Peter Leitton
Mary McCain
Passline Partners (2)
Adena Chernosky
David Agnello
Lannette Lafferty (Did not assign vote)

OTHERS PRESENT:

Tina Korpi, Grand Teton Property Management
Nicole Pryor, Grand Teton Property Management

II. Determination of Quorum

With only 25 Units represented, it was determined there was not a quorum, so voting would not take place. Tina stated that an informal discussion regarding items on the agenda could take place. Those homeowners present agreed.

III. Reading and Approval of 2004 Annual Meeting Minutes

All present discussed the June Annual Meeting Minutes. Without a quorum, voting to approve the minutes could not take place.

FINANCIALS

I. Review of 2005 Actual Income and Expenses versus 2005 Budget

Tina reviewed with all present the 2005 actual expenses and income pointing out that the total income was \$60,886.97 and the total expenses were \$45,746.99 for an income margin of \$15,139.98. See attached financials

II. Review of 2006 Proposed Budget

Tina reviewed with all those present the 2006 proposed budget for Ponderosa Village.

III. Review of the Accounts Balances

Tina pointed out that there is \$16,665.54 in the checking account.

IV. Delinquent Accounts

Tina told all present that letters have been sent out to homeowners who are substantially behind in their homeowner's dues.

NEW BUSINESS

I. General Maintenance

The homeowners discussed the laundry room, and the repairs and upgrades needed. Tina also presented an estimate for these upgrades.

Also shared was information regarding the coin operated washers and dryers.

II. Mold

Tina shared with the homeowners her information regarding the problem with mold in select units. David Peters shared that he was installing bathroom exhaust fans to remedy the moisture which is believed to lead to mold in some units.

III. Entry Sign

Tina shared the information provide by Jenna Copley regarding the entry signs at Ponderosa Village. It was suggested signs similar to those currently in placed be used. There was also discussion regarding signs or markers for the parking spaces.

III. Snow Removal

Some homeowners complained that they are not able to use their parking spots in the winter because the snowplows pile the snow there.

I. Other

Homeowners addressed the dumpsters by asking if they could be moved further back in the parking lot. Cameron stated that by doing so, units lose their parking spaces. Tina asked the homeowners to please make sure tenants are not throwing household items into the dumpsters such as beds, couches etc. Nicole added that if homeowners see that bags of garbage have been left outside the dumpster to please call her.

ADJOURNMENT

With no further business, the meeting was adjourned.

Respectfully submitted,

Christina Korpi,
Property Manager
Grand Teton Property Management