

**Cottonwood Park Homeowner Association
Grand Teton Property Management
P.O. Box 2282
Jackson, WY 83001
307-733-0205 Fax 307-733-9033**

**2006 Annual Homeowners Meeting Minutes
October 24, 2006
7:00 Cottonwood Park Community Center**

1. Attendance

Paul Jamison	Jocelyn Boss
Cindy Brackett	Wayne Tompkins
Patrice Banks	Steve Foster
Rick Morgan	Will Mittler
Jeannine Brown	Ken Mahood
Ann Matson and Greg Bigler	Armond Acri
Jeff Golightly	Ted Dawson
Tom Wuthrich	Sherry Fiore (Rauseo)
Julie L. Rogers	Marion Hudnall
Carl Shuptrine	Richard Choate
Jim Workman and Shanna Workman	Javier Renova
April Repinski	David Cernicek
Kurt Katzer	Lydia Dixon
Dennis Jesse	Dan Potter (Jackson Apartments)
John Haskin	Dave Pfeifer
Jack Leaven	Margaret Gordon
Laurie Lane	
Dwight Reppa	

Others in Attendance:

Tina Korpi	Grand Teton Property Management
Nicole Ackley	Grand Teton Property Management

By Proxy:

Eleni Boyd	Carl Shuptrine
George Babyak	Amy Sekelsky
Mary Truchot Shupe	Jill Veber
Jackson Apartments	Corinne Elliott
Sheila Petersen	Charlotte Cannon

**Gerald R. Tapp
Debra Wuersch
Susan Cedarholm
Ed Smith
Shelby Binger
Colleen Maestas
Tracie Fifer Welch
Katie MacKenzie
Lori Bowdler
Glen Myers
David Decker
Melvern Bressler
Terri Kirkwood
Renee Hartman
Brenda Macy
Catherine Tallichet
Stacy and Troy Stoker
Debbie Bancroft
John Wilson
Paul Nash
Jane Louise Adam
Robert Wemple
Heath Miller
John Swann
John and Joann Bogen
Heather Thomas Overholser
Rob Woodson
Scott Stone**

**Rebecca Reimers
Molly Breslin
Lawrence North
Carol Chesney
Monte Humann
John King
Margaret Dobbins
Elizabeth McCabe
Harvey Finkelson
Robert La Londe
Stephen Lottridge
Holly Fuller
Julia Smith
Stephanie Jepsen
Neil Loomis
Nancy Zawacki
Laura Gentry (Title Co. of WY)
Tom Wild
Rick Johnson
Ted George
Helen Riedlinger
David Blair
Gina Kyle
Lori Findlay
Lori Tesoro
Claudia Gillette
Steve and Dian Gilmore**

2. Determination of Quorum

Based on the number of proxies received and those in attendance, the required 1/10 vote of the membership was met and there was a quorum. However, a complete total including those in attendance could not be figured immediately but is reflected in the minutes as follows.

**34 Present at the Meeting
65 Represented By Proxy**

3. Reading and Approval of the 2005 Annual Meeting Minutes

Those present read the minutes. A motion was made by Tom Wuthrich to approve the minutes. This was seconded by Dennis Jesse. Vote all in favor.

4. Financial Review

Tina reviewed the financials with all present.

a. Review of 2005/2006 Actual Income and Expenses

Tina stated that Cottonwood Park is on a fiscal year starting in October. While reading through the financials, she pointed out that there was a savings in trash removal due to a buyout of trash cans a few years ago, and that prices have not been raised. The total income for the year are \$156,219.42 Total expenses were \$112,440.00. There were no questions regarding financials.

b. Review of 2007 Proposed Budget

Tina also shared the proposed budget for the 2006/2007 fiscal year pointing out this budget does not reflect a raise in dues and is without non-compliance income budgeted. She did state that a line item for Trees has been added with a budget of \$500.00 and the budgeted amount for Lawn Care has been raised to \$20,000.00. This brings the proposed expenses to \$113,800.00. A motion was made by Kurt Katzer to approve the budget. This was seconded by Tom Wuthrich. Vote all in favor.

5. Review of Delinquent Accounts

Tina shared with all present that there currently is not a problem with delinquent accounts. There are currently only about \$3200.00 in outstanding dues mostly due to homeowners being behind one quarter in payments. She also stated that there is currently one property in Cottonwood Park with a lien filed against it. Dave shared that the number of delinquent accounts has significantly decreased over the previous months, and money has been collected.

6. Work Completed in 2006

a. Sealing and Crack Repair

Dwight shared that crack repair and patch work have been done on areas of Dandelion Court, Wildflower Court, Corner Creek and at the Community Center. This was work done based on a schedule of asphalt repairs that will be made throughout Cottonwood Park yearly. Dennis asked Dwight to explain why some streets are taken care of by the town and others are not. Dwight explained that Wildflower Court

and Dandelion Court are not annexed by the town because they are too narrow and plows cannot get through.

b. Fence

Dwight also shared that the fence along High School Road is in need of replacement and eventually so will the fence along Middle School Road. Dwight suggested that the HOA should consider replacing the fence in sections. The board has been working on getting bids to replace sections of the fence however getting contractors to bid the work or even return calls has been a problem.

c. Lights

Nicole shared with all present that some light repairs took place this past summer. Some lights had been vandalized in the park area, and needed to be replaced. Alpine Welding made cages for these lights to protect the lenses from vandals. There are also other ongoing light repairs that are being worked on with Delcon. Nicole also stated that the Town of Jackson and GTPM have worked on a map of lights to determine which lights are maintained by the Town of Jackson, and which lights are maintained by Cottonwood Park.

7. Playground Equipment

Margaret shared with homeowners that the board has been working with different companies to redesign the playground in Cottonwood Park by updating the equipment and removing equipment that is considered unsafe. Currently the playground poses issues of safety, and in areas is not up to code including improper fall zones and insufficient ground cover. Because the equipment is made of wood, there are issues with splintering and with maintenance. Margaret also stated that there is no grandfather clause on playground safety therefore the current equipment would not be covered if there is injury. The board has suggested the following items be replaced based on the above items. The swings would be replaced with two sets of age appropriate swing bays that allow for proper fall zones. The trapeze rings which currently are not frequently used and are not appropriate for all ages, and the structure which includes the slide. These are the three wood structures that pose possible safety issues. The other structures in the park area including the merry-go-round, benches and talk-tubes will stay. Margaret shared that three companies, Play-Mart, Play-Land and Play-World were contacted for information and all submitted bids. It was decided based on the plans and need accommodations which focus on a younger crowd that Play-Land

would be the best company to go with. The other companies proposed to expand the playground area which would lead to more costs in excavation and ground cover. This company's equipment also provides a disability accessible ramp and keeps play areas separated for younger and older children. Approximately 10"-12" of surfacing will also be used. It has not been determined yet if the current are will be dug out and filled or if the surfacing will be placed on the current ground cover and built up. Margaret also shared a colored schematic of what the equipment would look like. She stated the board chose neutral colors, but that they were open to any suggestions by homeowners. The equipment would be made of powder coated metal and plastic which would be easier to maintain. Steve Foster felt that this was a great idea, and did give some professional input. He also stated he would be willing to advise professionally if needed. Margaret stated the board will be moving forward with this project, and would like to order the equipment by the end of the year for a spring installation.

8. Pond and Culverts

Dwight stated that work has been done to restore the pond. This project would be a large expense which would include possibly lining the ditches and replacing the culverts under the road. The ditch would also need to be recreated along High School road to South Park Loop road. For the county to allow this project to move forward, the HOA would have to agree to use the water from the pond to . Dwight shared that CWP would not be able to direct water to the Porter ditches because the ditches serving CWP are lower than the Porter Ditches. Jim stated one reason he purchased his property was because of the water features. He stated he would like to see the pond restored, and feels this is more important than replacing the playground equipment. Most homeowners at the meeting request that more information is gathered before large amounts of money are spent on pond and culvert rejuvenation. The homeowners would like a ballot sent out asking for approval or disapproval and an approximate cost to rejuvenate the pond. GTPM will send this ballot out.

9. Election of Officers

Tina stated that there are three positions up for re-election or nomination. Tina asked for any nominations or volunteers. Richard nominated the current slate of members which include Margaret, Dwight, and Ted. All three stated they would serve again. There were

no further nominations. Jim Workman offered to serve on the board only if someone from the original slate did not want to serve again, and stated he would be willing to serve in the future if a seat opened up. Laurie Lane has been appointed to the vacated seat left by John Jakshaw when he moved, and will finish his term. Jim made a motion to elect Dwight, Margaret and Ted. Ken seconded this motion. Vote all in favor.

10. New Business

Those present had no new business to discuss.

11. Other

Tom Wuthrich wanted to know if the grass along the walking bike paths would be watered in the spring and summer because it is not being watered and is dying. Dwight stated that homeowners should be watering this grass behind their homes along the fence because this property belongs to them. Dwight stated the board either needs to talk to the landscapers and have them address this issue next year, or homeowners need to be contacted directly.

Ken Mahood asked that all homeowners please watch the speed limit in Cottonwood Park. Many agreed.

Some homeowners wanted to know the status on signage for Corner Creek. Tina stated that she has had no luck with the Town of Jackson and recommended homeowners write letters as well.

Adjournment

With no further business, a motion was made by Shanna to adjourn the meeting. This was seconded by Jack. Vote all in favor.

Respectfully Submitted,

Nicole Ackley, Grand Teton Property Management