

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

**2006 Annual Meeting Minutes
January 24, 2006
5:00 PM
The Offices of Grand Teton Property Management**

1. Attendance

Diana Brown

Vic Sarkissian

David Toran

Represented by Proxy

James Operman

Julie Reed

Sarah Christel

Jeffery Moll

Others Present

Tina Korpi

Grand Teton Property Management

Nicole Pryor

Grand Teton Property Management

2. Determination of Quorum

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

3. Reading and Approval of the 2005 Annual Meeting Minutes

Diana motioned to approve the minutes as written.

Seconded by Vic

Vote All in Favor

Financials

1. Review of the 2005 Actual Income and Expenses

Tina reviewed the financials pointing out that the income was \$9,761.83 and that the expenses were \$8,773.70. Tina stated that one unit is severely behind in dues and that a lien has been filed on that unit. Tina also pointed out that the balance in the checking account as of 12-31-05 was \$12,907.46.

2. Review of the 2006 Proposed Budget

Tina reviewed two budget options with all present. The options both have increase in dues options. The homeowners at this meeting can raise the dues up to 15% without a 2/3rds vote from all homeowners.

After all present discussed the dues, Dan motioned to raise the dues as of January 1, 2006 15%. Seconded by Vic. Vote all in favor. Tina stated that GTPM will send out new coupons for the HOA dues.

Old Business

1. Fence

Vic stated that he could give a bid for repairs to the fence and that he could do some repairs to the fence to help keep it in good shape until the association replaces the fence.

2. Porches and Decks

Vic will also submit estimate for repairs to the common area porches. This will be done in the spring.

3. Roof

Tina reviewed the inspection from Norris Brown regarding the roof. Tina will have Intermountain Roofing look at the roof and submit a bid for repairs and the installation of drip edge. This will help with the life of the roof. This work to be done spring and summer 2006.

New Business

1. Election of Officers

Dan motioned to elect the following slate

Diana Brown

James Opperman

Vic Sarkissian

Seconded by Vic

Vote All in Favor

Adjournment

With no further business the meeting was adjourned.

Respectfully Submitted,

Tina Korpi,

Grand Teton Property Management