

**Creekside Village Homeowners Association  
Grand Teton Property Management  
P.O. Box 2282  
Jackson, WY 83001  
(307) 733-0205 Fax (307) 733-9033**

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**2007 Annual Members Meeting Agenda  
February 22, 2007  
The Virginian Lodge  
6:00 PM**

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**1. Attendance**

Brandon Harrison	830C
Julie Barker	826A
Tom Walker	808D
Lisa Bradshaw	814D
Constance Burke	816B
Scott Cherf	816A
Nick Michael	808B (Proxy)
Charles Atwater	822B
Helga Munz	818C (Proxy)
Sandra Holst-SJMC	812C
Kurt Gries	830B
Wendy Meyring	818D (Proxy)
Thomas Mikkelson	828D/810A
Mike Kraft and Carol Bowers	818E
Jane Squires	828B (Proxy)
Darren Kleiman	820E
Eric Johnson	804D
Forrest and Amy McCarthy	810E
Travis Owen	810C
<b>By Proxy:</b>	
Mike Kraft	818F
Derek Beardsley	808C
James deCarion	818A
Jeffrey Johnson	822A
George Covington	822E/822D
Lyle Martin	812D
W. Britt Smith	828C
Kathleen Ilyin	804A
Janet Poteet	802E/802F/804B
David Bessler	814E

**Others Present:**

Tina Korpi	Grand Teton Property Management
Nicole Ackley	Grand Teton Property Management
Robbi McCain	Grand Teton Property Management
Frank Hess	Hess,Carlman and D'Amours LLC
Jeff Bates	Jorgensen Engineering
Brian Barney	Jorgensen Engineering

**2. Determination of Quorum**

With 33 units represented either in person or by proxy, it was determined there was a quorum.

**3. Reading and Approval of the 2006 Annual Members Meeting Minutes**

A motion was made by Brandon Harrison and seconded by Mike Kraft to approve the 2006 Annual Meeting Minutes and the June 8, 2006 Special Meeting Minutes as written. Vote all in favor.

**Financials**

Robbi McCain from Grand Teton Property Management reviewed the financials with all present.

**4. Review of the 2006 Actual Income and Expenses**

Robbi stated that there was approximately \$6500.00 in uncollected dues of which a majority was paid in 2007 and therefore did not reflect in the 2006 actuals. Upon reviewing each line item, Robbi pointed out that 2006 was a heavy snow year, and there should be a surplus in the amount budgeted for 2007 due to the minimal snow we have received. This surplus can help to balance the budget in areas that may go over.

**5. Review of the 2007 Proposed Budget**

Upon reviewing the 2007 Proposed Budget, Robbi pointed out that under the line item for Maintenance-Water & Sewer Line, \$5000.00 has been budgeted as a precaution due to past issues. She also stated that the decks on two buildings (804,828) will be replaced this year for which \$40,000.00 has been budgeted. A 10% increase in dues is also being proposed bringing the current dues to \$608.77 per quarter. Robbi also pointed out that on the second page of the financials, \$40,000.00 will also be budgeted for staining and board replacement on the next phase of five buildings. This should be reflected under EXPENSES, by the line item titled Painting, /Staining/Siding. A motion was made by Charles Atwater to approve the budget with the 10% increase. This was seconded by Scott Cherf. Vote all in favor.

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**6. 2006 Completed Maintenance Projects**

Tina reviewed the list of maintenance projects which were completed in 2006. These included the following:

- Asphalt resealing and crack repair
- Staining and board replacement of buildings 814, 816, 818, 820, 822
- Light issues including replacement of some common area lights
- Installation of tree rings and ground cover

## **7. Proposed 2007 Maintenance Projects**

### **a. Exterior Staining**

Tina stated up to five buildings will be stained and have spot siding replaced as needed. The board will determine which units will be next in the rotation. Units will be notified of the schedule. Dossey Construction has been given the job of staining these buildings the summer of 2007, and is the company who did the staining and board replacement of the previous five buildings in 2006.

### **b. Deck Replacement**

Buildings 804 and 828 are scheduled to have their decks replaced this year. The decks are scheduled to be replaced due to unforeseen issues which are attributed to the way the decks were originally installed. These decks were built even with the threshold of the back door. Because of this, standing water has damaged the floor joist and caused structural issues. The decks are in good shape but due to the way they were constructed, water damage to the structure of the building must be corrected. Grand Teton Property Management will notify homeowners of the schedule for work.

## **8. Engineer's Report for Siding and Roof**

Jeff Bates and Brian Barney of Jorgensen Engineers came to speak to the homeowners about the general condition of the roof systems on each building. They had been hired by the association to evaluate and give their professional opinion of these roofs. Their report states that the buildings are about twenty years old and are nearing the end of their usable life. The roof sheeting systems are inadequate to handle the heavy snow loads which are in turn causing the dips in the roofs (trusses are 24" on center). They recommend removing the shingles and sheeting and replacing with thicker sheeting and shingles. The new sheeting can be laid over the existing sheeting. Jeff feels the cost for this is consistent with the bids the association has previously received. \*\$530,000.00 for all buildings based on the current pricing and costs this year. He also stated siding would cost approximately \$630,000.00 to replace based on current costs and pricing. Jeff recommended that when the roofs are replaced, the central section of the HOA may want to be done first based on need. He stated the outer buildings could be done then in a second phase. The homeowners discussed if it would be better to do this in one phase or in two over a longer period of time. This will be discussed further at a later date. Jeff when asked stated Jorgensen can work on putting a bid packet together for the association which is outside their current scope of work for the association. Once the packet is complete, the homeowners can decide how to proceed.

## **9. Review of Rules and Regulations**

Nicole reminded all present of the two issues which Grand Teton Property Management is receiving the most complaints.

### **a. Animal Control**

Nicole reminded all present that pet owners need to clean up after their animals on a regular basis. The common areas between the buildings have a very large amount of feces which is to be cleaned up by homeowners not the management company or the landscapers. She also stated that unless homeowners take responsibility and clean up feces regularly, the landscapers will not continue their services. She also reminded owners that tenants are NOT allowed to have pets, and homeowners whose tenants have pets will be fined. The HOA will also continue to fine homeowners who do not clean up after pets.

**b. Parking**

All homeowners were reminded that two bedroom units are allowed parking only in their garages. Three and four bedroom units are allowed their two garage spaces and one additional exterior space in designated parking, but must have a permit to do so. Permits are available at Grand Teton Property Management.

Nicole asked that if a homeowner sees a particular unit violating the Rules and Regulations to please call Grand Teton Property Management as soon as possible.

**10. Election of Officers**

The following terms are up for election for the Board of Directors. Jennifer Bailey, who is completing a one year term. Thomas Mikkelson, who has fulfilled the remainder of a three year term. And Derek Beardsley, who is completing a one year term. Although Jennifer could not be present for the meeting, she stated that she would be interested in serving again in either a one or three year term. Thomas stated he would be interested in serving a one year term. Nicole asked for other nominations or volunteers. Charles Atwater was nominated to serve but declined because of schedule conflicts. Darin Clyman was nominated for a three year term. Connie Burke stated she would be willing to run for a three year term. Ballot forms were passed out to homeowners. The following are the results from the written ballot:

Connie Burke	3 year term
Jennifer Bailey	1 year term
Tom Mikkelson	1 year term

**11. Other**

Homeowners stated they are concerned with the small plots located in front of the units. Many agree that these are overgrown with weeds and have been neglected. The Board stated they will address these plots.

Scott Cherf stated he would be interested in planning for the future with asphalt, grading, and drainage issues. The homeowners agreed and Tina stated a concrete swell should be installed. It was recommended that money be earmarked for this, and a recommended 10-15 year plan be put into place.

**Adjournment**

A motion was made by Kurt Gries to adjourn. This was seconded by Mike Kraft. Vote all in favor.

Respectfully submitted,

Nicole Ackley  
Grand Teton Property Management