

**EAGLE VILLAGE HOMEOWNERS ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT**
P.O. BOX 2282 Jackson, WY 83001
(307) 733-0205

2007 ANNUAL MEETING AGENDA

*March 6, 2008
6:30 PM
Snow King Resort
Timberline Room*

AGENDA

1. Attendance

Jenna Child	309
Chantelle Sorensen	313
Thad Wocasek	212
Sally Ruosch	218 (McClung)
	219 (McClung)
	202 (Jarvis)
Brandon Petrunich	215
Brian Avinger	208
Tina Savarese	311
Paul Brown	306
Kirsten & Lory Buenning	204
Dave Hoelsch	317
Tom & Dorota Peterson	201
Lisa Reeber	217
Scott Mattheis	221
Karen Brennan	222
Donna Kerekes	304
Brad Herbel	310
Jeannie Staehr	109
Sarra Mossoff	322
Lyle Daniels	203
Dixie Jordan	301
Paul Wetzell	214
Rachel Block	318
Alan Farnsworth	315

By Proxy:

James Byars	209
	216
Steven Robinson	113
Julie Bryan	104
Molly O'Shaughnessy	211
Angus Goetz	312
Silver Star, LLC	112
Tom Evans	101
	102
Gerald Boas	105
Peter Kline	321
Robyne Befeld	220
Carol Robinson	210
	213
Micheal Burgass	103
Jason Jarvis	202
Betty Lyell	302
Asako Tajima	320
Jeter Case	106
Helmut Thalhammer	308

Others Present:

Tina Korpi	Grand Teton Property Management
Rachel Block	Grand Teton Property Management

2. Determination of Quorum

With 190 votes present either in person or by proxy, it was determined there was a quorum.

3. Reading and Approval of 2006 Annual Meeting Minutes

Tina asked the members present to review the 2006 Annual Meeting Minutes. Jenna made a motion to approve the minutes. The motion was seconded by Karen Brennan. Vote: All in favor.

4. Financial Review

a. Review of 2006/2007 Actual Incomes and Expenses

Tina went through each line item pointing out that the income totaled \$132,858.39 and the expenses totaled \$127,211.23, amounting to a net income of \$5,647.16. The Maintenance Reserve Account balance was \$45,299.95 and the Operating Account balance was \$14,819.36 as of 2/29/08. See attached financials.

b. Review of 2008 Proposed Budget

Tina explained to the members present that the Board suggests that the Homeowners dues be increased by 10% to help build a strong Maintenance Reserve Account. Tina agreed with the Board stating that the building needs to be stained this summer. In order to have the building stained this summer, we will have a special assessment that all homeowners will have to pay to fund the staining of the building. The members agreed that raising the dues will increase the Maintenance Reserve account, therefore lessening the chance of special assessments in the future. Sarra motioned to increase the homeowner's dues by 10% and for half of the increase for each homeowner will deposit into the Maintenance Reserve account and the other half will deposit into the fund for staining of the building. The remaining balance for staining will be funded by a special assessment from each homeowner. The motion was seconded by Paul. Vote: All in favor. The motion then was amended by Sarra to allow the Board to receive bids and make the decision on which bid they would like to approve. The motion was seconded by Scott Matthies. Vote: All in favor.

5. New Business

a. Roof issues

Several of you have called in the past with leaks in your unit. Since then we have been in contact with Robinson Roofing who determined there was an issue with the current roof membrane. They called JP Stevens who is the roof manufacturer to find out what they would do to fix the issue. Before the winter months came, we filled the places that were having leaks with silicone to prevent more leaks in the future. Tina recently spoke with JP Stevens and they confirmed that they would be doing at least repairs which will be good until 2012. GTPM and Robinson Roofing are pushing for replacement of the roof. Any costs incurred from this should not be a cost to the homeowners. The members asked if we should be shoveling the roofs to prevent leaks. Tina explained that there have not been any recorded leaks thus far and said that shoveling may damage the roof and we don't want to void the warranty. She stated that there are vents around the roof that are there to breathe. We have a contractor shovel snow away from the vents about 3 times during the winter.

b. Roof Drain Issues

The roof drains are badly designed and are causing the ice to melt off and drain into the garages. This has been causing many problems as some members expressed. Tina assured the members present that GTPM along with the current Board are working with an engineer to determine the problem. This solution is to be determined at this point.

c. Exterior staining –

See “2008 Proposed Budget” for approval of staining. Tina stated that it should be done every 3 years.

d. Fire suppression system

Tina explained the timeline of the fire suppression stating that early Sunday morning, January 6, 2008; the Eagle Village fire alarm sounded sending homeowners and residents out of the building. This was caused by an issue with the fire suppression system and the dry system filling with water, ultimately causing the pipes to freeze. As a result of the fire suppression system not working, Jackson Hole Security was hired to check on the building every hour, 24-hours a day until it was in working condition.

The fire alarms again sounded on Tuesday, January 15, 2008 for an actual smoke alarm. However, there were residents that did not exit the building because many thought it was a false alarm. **We ask for your safety and the safety of your families to ALWAYS exit the building and remain at a safe and reasonable distance until the fire department has gone through and done a complete check of the building.**

Tina explained that the cost to thaw the system was approximately \$6,000. Because the system still has to be drained when it thaws that it is still costing the Association money. She said that Grand Teton Property Management has been in contact with Gem State, the installers of the system, to ask what can be done to prevent this in the future. They explained that filling the dry system with glycol will solve the problem because it will not freeze. This will roughly cost \$23,000 for filling the system with glycol. One barrel of glycol is \$1,200.

The members asked if there is any alternative to glycol. Tina suggested that if anyone has any recommendations to please come forth with their idea.

Dave mentioned that if you put alcohol in the system, it won't freeze.

Tina stated that this has happened twice in 6 years so it is definitely time to do something about it.

Sarra made a motion to find a couple of different bids and then allow the board to approve one. She also motioned to allow 60 days to get more information. This motion was seconded by Alan. Vote: All in favor.

e. Extension cords in garage

Brian Coe, with the Teton County Fire Department, has been in touch with Grand Teton Property Management informing them that the garage can not have extension cords attached to the fire suppression pipes to plug in cars in the winter. We ask that everyone abide by this and take down your extension cord. He did state that the extension cord that was being used to thaw the system was allowed. Tina mentioned that a couple of years ago we received a bid that amounted to \$40,000 to place individual plug-ins in each parking spot.

f. Interior Painting

Interior painting will soon need to be done again and will roughly cost \$4,000. Tina explained that the original paint can not be matched to, therefore we would need to try and get as close to the current color as possible and do small sections at a time. The main concern is the elevator areas.

g. Parking Garage/Driveways

Tina explained that sealing the parking lot needs to be done next summer and will cost roughly \$5,000. Striping needs to be done this summer due to the winter we have had. They would need to really sweep the parking lot and then stripe. The striping would cost around \$750. Sweeping of the parking lot is a typical maintenance issue.

Snow plowing is done by Hawthorne Enterprises as it was last year. The members would like GTPM to bid the company that plows the Smiths parking lot. The members also stated that the ice melt/salt might be hurting the structural aspects of the building. Tina stated that we have had issues with the heated ramps due to the amount of snowfall we have received this year, therefore the snow removal company had to chip off the snow and ice.

The members asked if GTPM could shovel the snow away from the fenced garbage area and place the dumpster back in the gated area. Tina explained that Westbank Sanitation has trouble getting the dumpster in and out of the area during the winter due to the parked cars and snow. This is something they will continue to do during the winter months. Rachel will have the snow removal company haul the snow away and place the dumpster back in the area for the time being.

6. Election of Officers

There are two positions that are up for re-election. Lyle is selling his unit therefore his position needs to be replaced. Todd Seeton's position does expire but he is showing interest in serving again.

Alan Farnsworth volunteered to serve on the board. Sarra nominated Dixie to serve.

Jenna nominated to re-elect Todd. Sarra made a motion to elect slate.

The motion was seconded by Alan. Vote: All in favor.

7. Other

-Tina stated that the copies of keys that we have at the office are not used for any other reason than an emergency. Please do not tell others that we have them as they are not used for personal reasons.

-Karen mentioned that it might be a good idea to contact Direct TV and see if they would attach one main satellite to the building for cable for the entire building. This might be an incentive for Direct TV because they would be receiving new customers. Karen will contact Tina to discuss this in further depth.

-The mitt mutt stations have helped with the cleanliness of the property. Please be considerate to your neighbors and pick up after your animal. In addition, please do not leave your animal in the unit if they are going to bark and cause a nuisance to your neighbors.

-The members stated they would like to amend the rules of Eagle Village to allow the storage of boats and other recreational items in the parking garage.

-Sarra made a motion to look at the rules to allow recreational vehicles. The motion was seconded by Karen. Vote: All in favor.

-Dixie mentioned that the “no skateboarding” sign was stolen in the lower parking garage, therefore a new one needs to be ordered. Rachel will get a new sign.

9. Adjournment

Jenna made a motion to adjourn the meeting. The motion was seconded by Jeannie.

Vote: All in favor.

With no further discussion the meeting was adjourned.