

**HILLSIDE TOWNHOUSES HOMEOWNER ASSOCIATION  
GRAND TETON PROPERTY MANAGEMENT**  
P.O. BOX 2282 Jackson, WY 83001  
(307) 733-0205

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**2007 ANNUAL MEETING MINUTES**

*March 13, 2007*

*6:00 pm*

*Offices of Grand Teton Property Management  
984 West Broadway Suite C*

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**1. Attendance**

Diana Brown	624
Rusty Brown	624
Kim Hoffman	696
Lydia Leitch	660
John Curry	642
Kim and Kyle Mills	618
Pamela Stockton	636
David Park	690

By Proxy

Betty Terrill	684
Peter Cook	678
Bill Finerty	672

Others Present

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

**2. Determination of Quorum**

With ten out of sixteen units present either in person or by proxy, it was determined there was a quorum.

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

All present read the minutes. Rusty motioned to approve the 2006 Annual Meeting Minutes as written. This was seconded by David. Vote all in favor.

**4. Financial Review**

**a.** Review of Actual Income/Expenses vs. Budget

Tina reviewed the actual income and expenses for 2006 with all present pointing out that the line item for Alarm Services/Security System was for freeze alarms. She also pointed out to all present that Insurance was over budget by \$2867.00 because the 2007 down payment was paid at the end of 2006 and therefore reflected on the 2006 actuals. Parking lot resealing, which was done in 2006 was a non-budgeted item that was added to the 2006 actuals with a cost of \$3139.50. John asked why the 2006 actuals for the sprinklers were so far under the proposed 2006 budget. (\$320.20 vs. \$1050.00). Tina stated that due to all the problems with the sprinkler system, the system was not running at full capacity and therefore the bills were minimal.

**b. Review of 2007 Proposed Budget**

A motion was made by Kyle to raise the dues 15% to the closest dollar as of April 1, 2007. This was seconded by David. Vote all in favor. Dues will be raised to \$334.00 as of April 1, 2007. Rusty also motioned to move \$30,000.00 from the operating account into the maintenance reserve. This was seconded by David. Vote all in favor.

**5. Old Business**

**a. 2006 Projects**

**-Exterior Painting**

The last two buildings (units 654-672, 678-696) were stained in 2006 completing the two year proposal to stain all the buildings. The first phase (units 606-624 and 630-648), were completed the previous year.

**-Parking Lot Sealing**

Woods and Burns sealed the drive and parking areas. All present felt they did a good job however Rusty was concerned that the sealing was not finished up to Rode Drive which he understands is the association's responsibility. David stated the board can take a look at the area not sealed and determine if it should be done or if it can wait until the drive is sealed again with regular maintenance.

**b. Dogs & Parking**

Rusty stated that the feces issue has definitely been better so far as compared to last year. He did state that there are still dogs which are roaming the property without supervision. David pointed out that some of these dogs may be from people accessing the trail. A reminder was made to all residents to continue to clean up on a regular basis after their dogs and to also keep their dogs within sight and voice command. Nicole also reminded owners that guest parking should not be misused by owners, tenants and guests.

**6. Other**

**Heat Tape**-David would like to remind all residents to turn their heat tape off. Nicole stated she will be sending out a spring reminder notice which also states this.

**Trees**- Nicole stated she spoke with Shawn O'Malley with the town of Jackson about the treed area between Hillside Townhomes and Snow King Avenue. She stated to Shawn that there were many trees which were dead, dying or has already fallen over in this area, and that trash was collecting in this area. Shawn stated he will take a look at the area and felt this was town responsibility.

**Decks**-Many of the homeowners present wanted to know if and when the decks (front and back) would be addressed. David stated there is a long range plan that includes the maintenance of the decks. He stated the front decks were not stained last year because of the special assessment to stain the remaining two buildings, but that they will be addressed this year and the back decks the following year.

**ITI Services-Freeze Alarms**-Tina explained the Grand Teton Property Management has received numerous calls regarding freeze alarms at various units over the past few months. She again reminded everyone that GTPM will not go to a unit in the middle of the night due to safety reasons, but will try to contact the owner or a designated person to make them aware of the freeze alarm. She stated that if you have tenants in your unit or do not live in your unit full time, it is very important to have a contact person. GTPM updates the call list yearly. If your contact changes, please let Grand Teton Property Management know. Nicole also stated that it is important to leave heat on in the lower bathroom and to leave cupboard doors open so the heat can circulate. Many homeowners asked if the security service could call the owners directly and not Grand Teton Property Management. Tina stated she will contact ITI Services and ask if this can be done.

## 7. New Business

### a. 2007 Projects

The following projects will be addressed in 2007.

**Decks**-The homeowners have asked that GTPM talk to Mark Franklin about staining the front decks this year.

**Tree Issues**- Rusty stated there is growth on some of the trees. GTPM will have Jim with Evergreen Tree Care look at these.

**Gardening**- Grand Teton Property Management will pursue getting bids for gardening work which should including removal of weeds in all beds in front and back of the townhomes and putting in new bark cover into the beds.

## 8. Election of Officers

Nicole stated that there are two positions up for election this year. Jacque Cook and David Parks two year positions are available. David stated he would be interested in serving again. Nicole asked for other nominations and or volunteers to serve on the Board. Kim H. nominated Pamela. Pamela thanked Kim for the nomination but declined. Diana nominated Lydia. Lydia accepted the nomination. Kim H. motioned to elect the slate of David Parks and Lydia Leitch to the open two year positions. Nicole also stated that John Curry and Kim Hoffman both have one year left to serve.

## 9. Adjournment

With no further business, the meeting was adjourned.

Respectfully submitted,

Nicole Ackley