

**BROOKSIDE CONDOMINIUMS HOMEOWNERS ASSOCIATION  
GRAND TETON PROPERTY MANAGEMENT**

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**2008 ANNUAL MEETING MINUTES**

*Thursday August 21, 2008  
5:30 PM  
Brookside Condominium Courtyard*

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**AGENDA**

1. Attendance

Al Renneisen	Unit 2
Cheryl Sawyer	Unit 16
Tony Labbe (Yvernault)	Unit 29
Kristin Clifton	Unit 20
Tom Hedges	Unit 10
Lynn A. Ward	Unit 26
Shaun Seligman	Unit 21
Rachel Ravitz	Unit 6
	Unit 30

By Proxy:

Larry Dornish	Unit 3
Mary Peightal	Unit 19
Bruce Williams	Unit 11
W. Andrew Romo	Unit 7
Hillary LaFoley	Unit 5
Patrick Smith	Unit 27
Tatsiana Kachuk	Unit 15
Raymond Keegan	Unit 22
Amy Carey	Unit 17
Kevin Cohane	Unit 13
Brian Ladd	Unit 14

Others Present:

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

2. Determination of Quorum

With 20 units represented either in person or by proxy, it was determined there was a quorum.

### 3. Call to Order

Tina called the meeting to order. Each of the members introduced themselves to those present.

### 4. Reading and Approval of 2007 Annual Meeting Minutes

The members reviewed the 2007 Annual Meeting minutes. Tom motioned to approve the minutes. The motion was seconded by Rachel. Vote: All in favor.

### 5. Financial Review

#### a. Review of 2007/2008 Actual Incomes and Expenses

Tina reviewed the 2007 Actuals, pointing out that the total income was \$53,920.31 and the total expenses were \$38,087.84 amounting to a net income of \$6,893.90. The maintenance reserve account balance is \$9,034.69 and the operating account balance is \$4,858.26 as of 7/31/08. See attached financials.

#### b. Review of 2009 Proposed Budget

Tina reviewed the 2009 proposed budget with the members present. Shaun motioned to raise dues by 10% beginning January 1<sup>st</sup>, 2008. The motion was seconded by Cheryl. Vote: All in favor.

### 6. Old Business

#### a. Staining of Buildings

The staining of the buildings was completed in early June by BEK Services. Shaun mentioned that the decks were extremely slippery when this was done. Tina stated that the weather was not cooperating during this time which caused this to happen.

### 7. New Business / Wish list

#### a. Bicycle Racks

The members stated that the property needs at least two more bike racks. Tina and Rachel Block walked the property with Rachel Ravitz and Shaun to get an idea of where they need to be placed. Grand Teton Property Management will have this completed.

#### b. Landscaping

The members discussed the need for more weeding and mulching around the property. Grand Teton Property Management will make sure to have this done next season.

#### c. Sealing of the parking lots

The sealing of the parking lots will be done by Hunt Construction and will be completed this summer, 2008. Hofland Striping will stripe the parking lot soon after the sealing is completed.

### 8. Open Forum

**a. Rachel Ravitz deck proposal**

Rachel stated that she has been working with the Board of Directors on installing a deck to her building. The board instructed her to gain signatures for approval from all the homeowners before proceeding. Rachel stated that she has received all but four of the member's signatures. Rachel also mentioned that she would be extending the landing off the deck so that everyone would be able to gain access to use it. The Board has requested that Rachel be responsible for all legal fees. Kristin motioned to approve the deck proposal only in the case that Rachel will have to maintain the deck for the next two years and after those two years it will then become the responsibility of the HOA. The motion was seconded by Tom. Vote: All in favor.

**b. Unit 11 issue**

Tina explained the situation in Unit 11 stating that the owner had noticed a very soft floor in his unit. Since then Grand Teton Property Management has had an engineer into the unit and their crawl space to find out what has caused this to happen. The engineer has come to find that the rim joists has rotted which was caused by a possible roof leak. The good news is that it is only isolated to that unit and not the entire property. The engineer will soon be pulling off the siding and checking the roof to further inspect the situation. Once this is completed, Grand Teton Property Management will obtain bids to have this fixed. Although Tina feels this will not be financially catastrophic to have this repaired, there is a possibility for special assessment. The members questioned whether the insurance company would cover this. Tina stated that she has been in contact with them and thinks that it would not be covered. There will possibly be a special meeting called to discuss this in the future and the extent of the damages and costs.

**9. Election of Officers**

The current Board of Directors is Tom Hedges, Tim Bradshaw and Cheryl Sawyer. Cheryl stated that she would like to resign from the Board. Tom Hedges stated that he would be willing to continue serving. Rachel Ravitz and Shaun Seligman stated that they would both be interested in serving on the Board. Tony motioned to elect Tom Hedges, Rachel Ravitz and Shaun Seligman to the Board of Directors. The motion was seconded by Cheryl. Vote: All in favor.

**10. Adjournment**

With no further discussion, the meeting was adjourned.

Respectfully Submitted,  
Rachel Block  
Property Manager  
Grand Teton Property Management