

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

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**RE-SCHEDULED  
2009 ANNUAL MEETING**

*Thursday, August, 27<sup>th</sup>, 2009  
5:30 PM*

*Brookside Condominium Courtyard*

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**MINUTES**

1. Attendance

Mary Lynn Wilmore	Unit 4
Mary Peightal	Unit 19
Lynn Ward	Unit 26
Kristin Clifton	Unit 20
Rachel Ravitz	Unit 6/30
Pete Huisman	Unit 9
Shaun Seligman	Unit 21

By Proxy:

Tony Labbe	Unit 29
W. Andrew Romo	Unit 7
Ian Barwell	Unit 28
Raymond Keegan	Unit 22
Hilary LaFoley	Unit 5
Brian Ladd	Unit 14
Amy Staehr	Unit 17
Patrick C. Smith	Unit 27
Larry Dornisch	Unit 3
Dancy Tolson	Unit 12
Tim Bradshaw	Unit 8
Cheryl Sawyer	Unit 16
Bruce & Maureen Williams	Unit 11

Others Present:

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

2. Determination of Quorum

With 21 units present either in person or by proxy, it was determined there was a quorum.

### 3. Call to Order

Tina called the meeting to order.

### 4. Reading and Approval of 2008 Annual Meeting Minutes

The members reviewed the 2008 Annual meeting minutes. Rachel Ravitz motioned to approve the minutes as written. The motion was seconded by Mary. Vote: All in favor.

### 5. Financial Review

#### a. Review of 2008/2009 Actual Incomes and Expenses

Tina reviewed the '08/'09 Actuals with the members present. The Operating account balance was \$3,479 and the Maintenance Reserve account balance was \$4,908 as of 7/9/09. See attached financials.

#### b. Review of 2010 Proposed Budget

Tina reviewed the 2010 proposed budget with the members present. She asked the members if they wanted to raise the dues for 2010. (See examination of dues below)

#### c. Review of Reserve Funds

Tina reviewed the reserve funds with the members present pointing out that the HOA has paid BEK Services \$10,500 for staining of the buildings. We have also paid Grand Mountain Construction \$3,458 to repair the rotted floor in unit 11. Grand Teton Property Management was paid \$2,698 to repair the soffit and fascia on building #362. Because so much was completed in 2008/2009, only \$984 of the operating money was deposited into the maintenance reserve account as of 7/9/09. The total amount that was to be deposited in the year of 2009 was \$11,808.

#### d. Examination of Dues

The members discussed raising the dues for 2010. According to the Brookside 10-year plan, the dues are to be increased by 10% every year in order to put some money away into the maintenance reserve and to keep up with operating costs. Since the state of the economy is poor, the members discussed only raising dues 5% then review raising it by 10% for 2011. Rachel Ravitz motioned to raise dues by 5% beginning October 1, 2009. The motion was seconded by Mary Lynn. Vote: All in favor.

### 6. Old Business

#### a. Building 362 repairs

Tina explained that the issues to building 362 were repaired and that Unit 11's rotted floor/rim joists were repaired as well.

### 7. New Business / Wish list

#### a. Proactive soffit/attic work

Tina explained that G&S Structural Engineers were hired to inspect the soffit and attics back in the spring of 2009. (Please see the attached report from G&S with their findings) The building that has the area of concern is the southwest building on the south side. Grand Teton Property Management will be able to fix this for an estimated cost of \$2000. Tina mentioned since the HOA is short on funds that they can go ahead and complete the

project and make payments to Grand Teton Property Management until the bill is paid in full. Rachel Block will further discuss this with the Board of Directors.

## 8. Other

a. Rachel Ravitz stated that the East building has very cheap siding boards on the east and south sides of the building. The members felt that this needs to be replaced in the future. This will be added to the long-term maintenance plan.

b. The members stated that there are residents that are still using the visitor spots for their own personal parking. Tina stated that if anyone notices someone doing this, to please call Grand Teton Property Management so that we can contact the owner of the unit.

c. Rachel Ravitz requested that Grand Teton Property Management do some research for communal internet for the residents at Brookside. Tina mentioned that there will be some issues with this in terms of accounting of usage and that GTPM's fees will more than likely increase in order to keep track of each individual account. This will be further discussed at the 2010 Annual meeting.

d. The members requested that Grand Teton Property Management purchase a "Private Property, No Trespassing" sign that will be placed at the front of the property. This purchase needs to be no more than \$50.

e. Rachel Ravitz requested that the HOA grant her a one-year extension for the construction of her deck. She also requested that they allow her to place a roof over the deck. The members that were present approved of these requests.

f. Rachel Ravitz asked that Grand Teton Property Management look into chemical-free options for the maintenance of the lawns.

## 9. Election of Officers

The 2009 Board of Directors was Tom Hedges, Rachel Ravitz and Shaun Seligman. Tina asked for interested members who would be willing to serve, or nominations. Shaun, Rachel and Pete stated that they would be interested in serving for 2010. Kristin motioned to elect the following slate:

- Shaun Seligman
- Rachel Ravitz
- Pete Huisman

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

## 10. Adjournment

With no further discussion, the meeting was adjourned.

Respectfully submitted,  
Rachel Block  
Property Manager  
Grand Teton Property Management