

Cottonwood Park Homeowner Association
Grand Teton Property Management
P.O. Box 2282
Jackson, WY 83001
307-733-0205 Fax 307-733-9033

2009 Annual Homeowners Meeting Minutes
October 27, 2009 @ 7:00pm
Cottonwood Park Community Center

1. Attendance

Robert Wemple
Bob Lenz
Kathy Tompkins
Julie Rogers
Greg Bigler & Ann Mattson
Barbara Ankeny
Carolyn Burke
Kent Elliot
Karen Priebe
Jill Veber & Ray Fink
Kurt Katzer
Dennis Jesse
Jeff Golightly
Claudia Gillette
Bob Neumann
Carl Shuptine
Ed Smith
Marion Hudnall
Patrice Banks
John Wilson
Samuel Fitz
Alan & Wendy Farnsworth
Armond Acri
Rhett Bain
Susan Hollingsworth
Chad Repinski
Dave Pfeiffer
Dwight Reppa
Margaret Gordon
Paul Jamison

By Proxy:

Peggy Dobbins
Brenda Veilleux
Monte Humann
Sherry Fiore
Lori Tesoro
Ted George
Catherine Tallichet
Linda Hazen (2)
Ken Mahood
Gerald Tapp
Scott Smith
Julia Winthers
Jane Louise Adam
Messinger Company, LLC
Anne Ellingson
Renee Hartman
Glenn W. Myers
John H. Swann
Michele Pickerill
Alison Gavitt
Lyndley Mittler
Charlotte Higgins
Molly Breslin
Robert F. LaLonde
Emily Flanagan
Barbara Finkelson
Jeannine Brown
John Curry
Will Smith/W&J Investments, LLC
Laurel Wyckoff
Christi Biolchini
Linda MacGregor
Neil Loomis
Tracie Welch
Cynthia Parker
Lori Bowdler

Others Present:

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

2. Determination of Quorum

With 66 present either in person or by proxy, it was determined there was a quorum.

3. Call to order

Dave called the meeting to order.

4. Reading and Approval of the 2008 Annual Meeting Minutes

Dennis motioned to approve the minutes as written. The motion was seconded by Alan. Vote: All in favor.

5. Financial Review

a. Review of 2008/2009 Financials vs. Budget

Tina reviewed the 2008/2009 financials with the members present, pointing out that the total operating revenue was \$128,766, the total operating expenses were \$145,676; amounting to a net income of <\$16,906>. The operating account balance was \$2,193.09 and the CD account balance was \$77,004.07 as of 9/30/09. See attached financials.

b. Review of the Maintenance Reserve Account

Tina reviewed the reserve account pointing out that the maintenance reserve account balance was \$28,388.99 as of 9/30/09. See attached financials.

c. Review of the 10-year plan

The members reviewed the 10-year plan for future projects. Projects that will need to be completed in the future are pond maintenance, road & pathway management, water well replacement, community building painting & repairs and fence replacement/repairs. See attached 10-year plan.

d. Review of the 2009-2010 Proposed Budget

Tina stated that as of January 1, 2010 there will be a slight increase in dues to help be able to cover operating costs as well as being able to deposit into the maintenance reserve account. It will be an increase of 5%.

6. Old Business

a. Pond and Culverts

Dwight stated that there was water in the pond for most of the summer. The Board had some of the leaky ditches sealed and some of the culverts repaired. The water is spring-fed and is very safe. In the past, the pond was lined but there was no outlet for the water to go, so there were holes punched through the liner to allow that water to go into the water table.

b. High School Road Fence

The high school road fence replacement was completed in the spring of 2010. The Town of Jackson funded the replacement of the sections that were damaged by them during snow removal.

c. Middle School Road Fence

Dwight stated that the Board is currently working with Nelson Engineering on finding out whether the fence is on middle school property. The Board is also trying to come to an agreement between the Cottonwood Association and the Middle School on who would

maintain that fence and what we can do to repair/replace in the future. Dwight stated that after inspecting the fence that there are sections that need to be repaired and some replaced but the entire fence along the middle school road does not need to be replaced. Rhett stated that the fence along his house needs to be replaced. The HOA will not maintain common area fences within the property. To replace your fence, please contact Dennis Jesse who is the Design Committee President.

7. New Business

a. Stop Sign Placement

The Board of Directors has been working on the speeding problem within the property. They have come up with a stop sign placement proposal that they are working with the Town of Jackson on getting accomplished. This will take time to get the Town's approval on placing the stop signs, but the Board is hopeful that when it is in place, it will help with the speeding problem. Carolyn mentioned that there is a speeding issue in the Rangeview section that still needs to be addressed. The Board will work on a speed bump proposal for that area.

b. Election of Officers

Dave Pfeiffer's position is up for election. Molly Breslin resigned as a director, therefore her position is up for election as well. Carolyn Burke stated that she would be interested in serving on the Board.

Jill nominated Dave Pfeiffer. The motion was seconded by Dennis. Dave accepted the nomination.

Paul Jamison nominated Carolyn Burke. The motion was seconded by Kathy. Carolyn accepted the nomination.

Ray Fink motioned to elect the following slate:

Dave Pfeiffer
Carolyn Burke
Dwight Reppa
Margaret Gordon
Julie Rogers

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

8. Other

Dover Apartments & Jackson Apartments-

The members discussed the need for CC&R enforcement at these two properties. Grand Teton Property Management will send a letter to both properties asking them to abide by the rules of Cottonwood Park.

Trash cans-

Tina stated that if anyone has a broken trash can to please contact Grand Teton Property Management and we will replace with a new one. Carolyn questioned whether getting

new smaller trash cans will help save on the trash removal costs. Tina stated that prices have not gone up with the trash removal companies but prices have gone up at the transfer station. Tina also stated that it's a flat fee for picking up the trash and that getting a smaller can will not help the rates.

Snow Removal-

The members discussed why the Town does not plow all of the Cottonwood Park Property. This is because there are sections that are 2 feet too narrow for the Town to plow. The members asked that the Board look into getting a credit from the Town because the HOA has to pay to have them plowed that their taxes should be covering. Another option would be to extend the width of the roads by 2 feet; however, those properties along the road would be losing property space. The Board will look into this.

Adjournment

With no further discussion, the meeting was adjourned.

Respectfully submitted,
Rachel Block
Grand Teton Property Management