

**Creekside Village Homeowners Association  
Grand Teton Property Management  
P.O. Box 2282  
Jackson, WY 83001  
(307) 733-0205, Fax (307)733-9033**

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**2009 Annual Members Meeting Minutes  
February 10, 2009  
The Virginian Lodge  
6:00 PM**

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**1. Attendance**

**Name:**

Mark Kuhn	818D
Helga Munz	818C
Carol Bowers	818E
Nick Michael	808B
Lydia Leitch	808D
Brandon Harrison	830C
Jane Squires (proxy holder)	828B
Kurt Gries	830B
Connie DeJong	816A
Chris Knobe	810A
Amy McCarthy	810E
Abigail Moore	802B

**By Proxy:**

Ann M. Ramsay	816F
W. Britt Smith	828C
Stan Wackerli	814F
George M. Covington	822D, 822E
Janet Poteet	802E, 804E
Orlynn & Bethel Halladay	818C
Donald M. Brown	828B
Patricia &W.G. Bryant	818F
Marguerite Guardado	810B
Jeffrey Johnson	822A
Don Jeske	804E
Don & Anna Mansfield	812E, 826B
Charles S. Atwater	822B
Louis C. Hickman	806A
Lyle Martin	812D
Scot. T Anderson	818B
Mark Kuhn	818D

Nick Michael  
Lisa Bradshaw

808B  
814D

**Others Present:**

Tina Korpi  
Rachel Block

Grand Teton Property Management  
Grand Teton Property Management

**2. Determination of Quorum**

With more than 1/10 of the members present, it was determined there was a quorum.

**3. Call to Order**

Tina called the meeting to order. She introduced herself and Rachel Block, who are both property managers for Grand Teton Property Management. The board of directors then introduced themselves to the members present. The Board members that were present were Kurt Gries, Mike Kraft, Brandon Harrison and Abigail Moore.

**4. Reading and Approval of the 2008 Annual Members Meeting Minutes**

The members reviewed the 2008 minutes. Carol motioned to approve the 2008 meeting minutes as written. The motion was seconded by Helga. Vote: All in favor.

**Financials**

**5. Review of the 2008 Actual Income and Expenses**

Upon reviewing the 2008 actuals, Tina stated that the total income was \$180,460.21 and total expenses were \$172,608.67, resulting in an income minus the expenses of \$7,851.54. However, after Tina reviewed the maintenance reserve deposit of \$30,300 the actual net income was <\$22,448.46>. The maintenance reserve account balance was \$177,549.45 and the operating account balance was \$22,429.10 as of 12/31/08. See attached financials.

**6. Review of the 2009 Proposed Budget**

Upon reviewing the 2009 Proposed Budget, Tina presented the different options for the homeowner's dues. The first option would be to not lower the dues and keep the maintenance reserve deposit as is. The next option would be to lower to \$600 per quarter making the maintenance reserve deposit \$25,800 per year. The final option would be to lower the dues to \$575 per quarter making the maintenance reserve deposit \$18,300 per year. The members agreed that lowering the dues would be helpful in the current state of the economy and then in 2010 the Association would re-evaluate the dues amount at that time. Tina recommended keeping the dues the same to insure that the maintenance reserve is kept in a good place so that future maintenance projects such as staining of the buildings, sealing of the parking lot and repairs or replacement of the exterior lights. Nick Michael motioned to lower the dues to \$575 per quarter starting January 1, 2009. The motion was seconded by Amy. Vote: 12 in favor. One opposed. Motion passes. See attached financials for accepted budget.

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## **7. 2008 Completed Maintenance Projects**

### **a. Roof Replacement**

Tina stated that the roof replacement project was completed in the summer of 2009. There has been one reported roof leak and Jorgenson Engineering will be inspecting the issue and report to Grand Teton Property Management. Tina stated that all the money for the special assessment was collected except for one homeowner that has not paid. A lien has been filed on that unit and a payment schedule has been set up with the Board of Directors. The money that was spent out of the special assessment funds was for Needham Roofing (roof replacement) and Jorgenson Engineering (Project management and consulting). There is \$5,877.60 that is being withheld from Needham Roofing for warranty reasons until August 2009. Tina stated that all the homeowners will be receiving a refund of \$251.90 each for the special assessment.

### **b. Striping of parking lots**

The striping of the parking lots was completed in the summer of 2008. The board of directors will be looking at the striping to make sure it is the best possible plan for the HOA. Therefore, there might be some minor changes made to the plan in the summer of 2009.

### **c. Deck Replacements**

Tina stated that deck replacements for seven units were replaced in the summer of 2008.

### **d. Exterior Staining**

The rotation of staining of the buildings was completed the summer of 2008. The staining rotation will not start again until the summer of 2010.

## **8. Future Maintenance Projects**

### **a. Driveway Sealing**

The sealing of the driveways will need to be completed by the summer of 2010. There will also need to be patch work done as there are many holes in the asphalt.

### **b. Deck Replacement**

Grand Teton Property Management will continue to replace decks at Creekside in the summer of 2009 and the Board of Directors will be developing a list of unit's decks that need to be replaced. The members asked if there was ever any thought to using a better material for the decks. Tina stated that the Board of Directors looked into different costs but decided to keep using the same material. She mentioned that if homeowners are interested in using a better material for their decks that the HOA will pay the regular cost

and then the homeowner could pay extra for a different, better product. However, it is required that all homeowners who are looking to do this (or any architectural changes) have to get prior written approval by the Board of Directors of Creekside.

**c. Siding Replacement**

Tina mentioned that siding replacement will be the next big project for Creekside Village. There are currently areas where the siding is substandard and areas where there is no sheer wall. Tina stated that she understands the current situation with the economy, but informed everyone that current costs on materials are at their lowest than in previous years. This is a unique opportunity to use a quality contractor and quality material for a fraction of the cost. The members discussed the option of using hearty plank which would eliminate most maintenance costs such as staining. Abigail stated that changing the siding and using two different colors would really help the property value of Creekside. Connie motioned to have Grand Teton Property Management and the Board of Directors obtain a bid for a “per building” siding replacement cost so that the Association has a budgetary number moving forward. The motion was seconded by Carol. Vote: All in favor.

**9. Review of Rules and Regulations**

**a. Animal Control**

The members stated that animal feces continues to be a major problem at the property. Tina asked that if someone sees a certain unit that is breaking the animal rules and regulations, to please call Grand Teton Property Management to report the violation. She also mentioned that renters are NOT allowed to have animals.

**b. Parking**

The members stated that with the striping that was completed, the parking seems to be better than before. Tina stated that we have received some complaints and Grand Teton Property Management will be sending letters to those particular homeowners.

**10. CC&R Amendment**

Abigail stated that the CC&R’s for Creekside are inadequate and need to be updated. However, the required percentage of votes to make any changes is 90% of the Association. Abigail stated that in July of 2010, the required percentage will automatically go down to 75% making it easier to make these changes. The Association will wait until then to make any changes to the CC&R’s.

**11. Election of Officers**

The 2008 Board of Directors was Brandon Harrison, Kurt Gries, Mike Kraft, Abigail Moore and Derek Beardsley. Brandon stated that he would not be willing to serve again for the 2009 year. Kurt, Mike and Abigail stated that they would be willing to serve again. Chris Knobe stated that he would be willing to serve. Abigail nominated Derek to serve. Connie motioned to elect the nominated slate. The motion was seconded by Helga. Vote: All in favor.

The 2009 Board of Directors is:

Kurt Gries

Mike Kraft

Abigail Moore

Chris Knobe

Derek Beardsley

## **12. Other**

### **a. Fences (HOA maintained and individually maintained)**

Tina stated that this summer Grand Teton Property Management will be repairing fences that are HOA maintained. Grand Teton Property Management will also be sending letters to homeowners who personally own their fence to request that they maintain or take down their fence.

## **Adjournment**

With no more discussion, Brandon motioned to adjourn the meeting. The motion was seconded by Kurt. Vote: All in favor.

Respectfully submitted,

Rachel Block

Grand Teton Property Management