Cottonwood Park Homeowner Association

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

2010 Annual Homeowners Meeting Minutes October 26, 2010 @ 7:00pm Cottonwood Park Community Center

1. Attendance

Patrice Banks John Wilson Margaret Gordon Carolyn Burke **Dave Pfeiffer** Sam Fitz Dwight Reppa **Dennis Jesse** Claudia Gillette Jarrod & Shannon Gosnell David Cernicek Ray Fink Carl Shuptrine Rhett Bain Chris Erickson Ken Mahood By Proxy: Jeff Olson Tracie Welch S. Laurel Wyckoff Armond N. Acri Stephen S. Lottridge Linda F. MacGregor Michelle Melehes John Curry Messinger Company, LLC Brendan McDermott Title Guaranty, Co. (Laura Ginty) Molly Cook Glenn Myers Robert Werner John Swann **Dixie Sanders** Timothy C. Day **Charlotte Higgins** Will Smith (W&J Investments, LLC)

Neil Loomis Joyce N. Anderson Al Renneisen Robin J. Gregory Monte Humann **Brian Smith** Barbara Finkelson Alison Gavitt Carol Woodward Lyndley & William Mittler Joanna Lewis Robert Wemple Margaret Dobbins Jake & Dana Ankeny Lori Findlay Brenda Veilleux Deborah Wuersch Linda Hazen Ana Rode & Casey Cox George L. Bobyck

Others present: Tina Korpi Grand Teton Property Management

2. Determination of Quorum

With 58 present either in person or by proxy, it was determined there was a quorum.

3. Call to order

Dave Pfeiffer called the meeting to order.

4. Reading and Approval of the 2009 Annual Meeting Minutes

The members reviewed the 2009 annual meeting minutes. Carolyn moved to approve the minutes as written. The motion was seconded by Ray Fink. Vote: All in favor.

5. Financial Review

a. Review of 2009/2010 Financials vs. Budget

Tina reviewed the 2009/2010 financials with the members present, pointing out that the total operating revenue was \$145,598, the total operating expenses were \$137,552; amounting to a net income of \$8,045. The operating account balance was \$5,622.47, the money market account balance was \$111,706.89 and the maintenance reserve account balance was \$940.03 as of 9/30/10. See attached financials.

b. 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.

Review of the 2010-2011 Proposed Budget

Tina stated that as of October 1, 2010 there was 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 was an increase of 5%.

6. Old Business

c.

a. Middle School Road Fence

Tina stated that survey was completed on the middle school road fence and JG Construction will be working this fall to complete some repairs by the bridge and will also be replacing some broken slats along the fence. They will also be trimming trees that could possibly cause damage to the fence.

7. New Business

c.

a. Stop Sign Placement

Tina stated that the Board of Directors has been working with the Town of Jackson to get the stop sign placement approved. They should have an update soon and the stop signs will more than likely be installed soon to help with the speeding throughout the Corner Creek area.

b. Speed Bump Placement

Tina stated that the Board of Directors has been working with the Town of Jackson to get the speed bump placement approved. They should have an update soon and the speed bumps will more than likely be installed soon to help with the speeding throughout the Rangeview area.

Parking on Rangeview in evening hours

Carolyn stated that she is going before the town council to ask for an ordinance so that people cannot park on the street in the Rangeview area in the evening hours.

d. Election of Directors

Dwight Reppa, Margaret Gordon and Julie Rogers positions were up for re-election. These members all said that they would be willing to serve on the board for another term. Shannon Gosnell stated that she would also be willing to serve. Ballots were administered to all members present for them to vote for three board members.

Margaret, Dwight & Shannon were voted on by ballot vote.

Board of Directors are as follows: Dave Pfeiffer Carolyn Burke Dwight Reppa Margaret Gordon Shannon Gosnell

8. Other

- The members present wanted to remind all owners to please recycle. Recycling will also help with savings in trash removal.

Adjournment

With no further discussion, the meeting was adjourned.

Respectfully submitted, Rachel Block Grand Teton Property Management