

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

**2010 Annual Members Meeting Minutes
February 3, 2010
The Virginian Lodge
6:00 PM**

1. Attendance

Name:

Mark Kuhn	818D
Helga Munz	818C
Nick Michael	808B
Lydia Leitch	808D
Kurt Gries	830B
Chris Knobe	810A
Abigail Moore	802B
Mike Kraft	818E
Barb Arnett	812C
Scot Anderson	818B

By Proxy:

Brandon & Laura Harrison	830C
Don & Anna Mansfield	812E, 826B
James de Carion	818A
Sherry Stewart	804A
David Bessler	814E
Jeffrey Johnson	822A
W. Britt Smith	828C
George M. Covington	822D, 822E
Louis C. Hickman	806A
Marguerite Guardado	810B
Janet Poteet	802E, 804E
Julie Barker	826A
Donald Jeske	804E
Charles S. Atwater	822B
Orlynn Halladay	818C

Others Present:

Robbi McCain
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

Rachel called the meeting to order.

4. Reading and Approval of the 2009 Annual Members Meeting Minutes

The members reviewed the 2009 minutes. Helga moved to approve the 2009 meeting minutes as written. The motion was seconded by Mike. Vote: All in favor.

Financials

5. Review of the 2009 Actual Income and Expenses

Upon reviewing the 2009 actuals, Robbi stated that the total income was \$178,488.28 and total expenses were \$141,525.65 resulting in an income minus the expenses of \$36,962.63. However, after Robbi reviewed the maintenance reserve deposit of \$18,300 the actual net income was \$18,662.63. The maintenance reserve account balance was \$203,354.62 and the operating account balance was \$41,383.85 as of 1/21/10. See attached financials.

6. Review of the 2010 Proposed Budget

Robbi reviewed the 2010 proposed budget with the members present and stated that the Board is not recommending raising homeowner's dues for 2010. Upon reviewing the 2010 Proposed Budget, Mike Kraft moved to approve the budget has presented. The motion was seconded by Mark Kuhn. Vote: All in favor. See attached financials for the approved 2010 budget.

7. 2009 Completed Maintenance Projects

a. Deck Replacements

Tina stated that deck replacements for fourteen units were replaced in the summer of 2009.

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 2010 and the Board of Directors will be developing a list of unit's decks that need to be replaced.

c. Siding Replacement

Rachel stated that at the last year's annual meeting Grand Teton Property Management was asked to obtain a bid for a "per building" siding replacement cost so that the Association has a budgetary number moving forward. The cost for replacing the siding on the largest building (802) is estimated to be \$48,000. This amount multiplied by the 14 buildings on the property will roughly cost \$672,000. This will be further discussed by the Board of Directors and at the 2011 Annual meeting.

d. Exterior Staining

Rachel stated the rotation for exterior staining will begin again in the summer of 2010. The buildings that will be stained are all the buildings along flat creek. (814, 816, & 818)

9. Review of Rules and Regulations

a. Animal Control

The members stated that animal feces continues to be a major problem at the property. Rachel 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

Rachel stated that she has received multiple calls about people parking at both entrances of the property where it is illegal and unsafe to park. She requested that all residents refrain from doing this in the future. She also requested that residents do not park in front of their garages.

11. Election of Officers

The 2009 Board of Directors was Kurt Gries, Mike Kraft, Abigail Moore, Chris Knobe and Derek Beardsley. Rachel stated that Kurt Gries will be stepping down from the

Board. She thanked him for his time and service he has put into his position throughout the years. Abigail, Mike, Derek and Chris stated that they would be willing to serve again. Mark Kuhn stated that he would be willing to serve. Kurt moved to nominate Mark to serve. The motion was seconded by Abigail. Vote: All in favor. Kurt motioned to elect the nominated slate. The motion was seconded by Helga. Vote: All in favor.

The 2010 Board of Directors is:

Abigail Moore
Mike Kraft
Chris Knobe
Derek Beardsley
Mark Kuhn

Adjournment

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

Respectfully submitted,
Rachel Block
Grand Teton Property Management