

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

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**2010 Annual Members Meeting Minutes  
October 6, 2009 at 5:30 p.m.  
The Offices of Grand Teton Property Management  
610 W. Broadway, Suite 203**

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**1. Attendance**

<b>Jim Clouse</b>	<b>H4</b>
<b>Kim Hoffman</b>	<b>D2</b>
<b>Chris &amp; Thea DeMarco</b>	<b>F4</b>
<b>Hannah Hardaway</b>	<b>F3</b>
<b>Scot Evans</b>	<b>A1, A2, A3, A4, B1, B3, C1, C2, C3, K3, L1, M1, N2, O3, O4, P2</b>
<b>Jim Auge</b>	<b>J2</b>
<b>Noel Skoog</b>	<b>H3</b>

**By Proxy:**

<b>John Hanlon</b>	<b>H1</b>
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**Others Present:**

<b>Rachel Block</b>	<b>Grand Teton Property Management</b>
<b>Tina Korpi</b>	<b>Grand Teton Property Management</b>

**2. Determination of Quorum**

**With 23 present either in person or by proxy, it was determined there was a quorum.**

**3. Reading and Approval of the 2009 Annual Members Meeting Minutes**

**Tina requested that the members review the 2008 Annual meeting minutes. Kim motioned to approve the minutes as written. The motion was seconded by Noel. Vote: All in favor.**

**4. Review of Financials Year-to-Date**

**Tina reviewed the year-to-date financials, pointing out that as of September 30, 2009, the operating revenue was \$91,706, the expenses were \$95,519; amounting to a net income of <\$3,813>. The Operating account balance was \$14,735.32 and the Maintenance Reserve account balance was \$53,437.40 as of 10/6/09. See attached financials.**

**5. Review of 2010 Proposed Budget**

Tina reviewed the 2010 proposed budget with the members present. The areas of budget increase were in buildings maintenance and snow removal. Tina stated that if the Association does not want to increase dues the maintenance reserve deposit will have to be lowered from the \$19,200 to \$14,000. Tina stated that it's always very important to keep building the maintenance reserve account but that she understands the Association not wanting to raise dues with the economic times we are facing. Kim motioned to approve the 2010 proposed budget and not raise dues. The motion was seconded by Noel. Vote: All in favor.

**6. Old Business:**

**a. Siding/Deck Replacement**

The members discussed the siding replacement and whether or not to complete this in the summer of 2010. The members discussed the option of staining the siding for a temporary fix. Some members felt that staining would be a waste of money because the siding will eventually have to be replaced.. However, the roof replacement has made a huge difference in the damage that was being caused to the siding. Tina stated that Jorgensen Engineering did some engineering work a few years back showing the issues that they saw in each building at that time. There were a few members that requested these documents so that they could do some research on these issues. This group will then give advice to the Board of Directors on their thoughts of what to do moving forward on the siding replacement.

**b. Insulation replacement**

Tina stated that ballots were sent to all owners in 2008 but this project did not pass. The Board of Directors will discuss this in the future. Tabled until the next annual meeting.

**c. Parking**

Rachel requested that all owners and residents follow the rules and regulations of parking. Each unit has two assigned parking spaces and each vehicle parking in these spaces must have a parking permit. Vehicles that are inoperable are not allowed in the parking lot. Thea stated that there are many residents that are using the visitor parking for long-term parking. Tina asked that if any owner sees that this is happening to please call Grand Teton Property Management and they will have the Sheriff's department tag the car abandoned.

**d. Clean-up of decks**

The appearance of decks is still an issue at the property. There are many units that are using them as storage and this is against the rules and regulations for Ponderosa Village. The only items that should be on the decks are patio furniture and a grill.

**7. New Business:**

**a. Trash enclosures**

**The member discussed the need for trash enclosures. Grand Teton Property Management will have to work with the Town of Jackson as well as the trash company on finding a good place to put them in the parking lot. GTPM will work on getting bids for this project.**

**8. Election of Officers**

**Noel motioned to elect Chris DeMarco, Phil Cameron and Trevor Robinson. The motion was seconded by Kim. Vote: All in favor.**

**9. Other**

**Snow Removal-**

**The members requested that Grand Teton Property Management bid the snow removal service to different contractors to allow the Board of Directors to pick who completes this for the 2010 season.**

**Lawn Pesticides/Chemicals-**

**The members discussed the lawn care company spraying a pesticide on the lawns in the summer of 2009. They requested that the company use a non-toxic chemical and to never use any form of pesticide. Grand Teton Property Management will make sure of this in the future.**

**Hot water heaters-**

**Tina stated that there are units that have very old water heaters and requested all owners make sure that they are in good condition.**

**Fence-**

**Chris stated that the fence in the North lot, that was recently repaired, still needs some attention. Grand Teton Property Management will have this completed.**

**Laundry Room-**

**The members requested that the washers and dryers in the laundry room be deep cleaned. Grand Teton Property Management will have this completed.**

**Energy Audit-**

**Tina stated that there was an energy audit completed by Lower Valley on their recommendations to make the complex more energy efficient. The Board will discuss this further.**

**Adjournment**

**With no further discussion, the meeting was adjourned.**

**Respectfully submitted,  
Rachel Block  
Grand Teton Property Management**