

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

2011 Annual Homeowners Meeting Minutes
October 25, 2011 @ 7:00pm
Cottonwood Park Community Center

1. Attendance

Barbara Ankeny
Linda Hazen
Rhonda Watson
Taylor Phillips
Dennis Jesse
Kurt Katzer
Jason Snider
Ray Fink
Patrice Banks
Mareike Fitz
Karen Priebe
Greg Bisler
Claudia Gillette
Carolyn Burke
Dave Pfeiffer
Dwight Reppa
Margaret Gordon
Margaret (Peggy) W. Dobbins

By Proxy:

Julia Winthers
Anne Ellingson
Brenda Veilleux
John Swann
Linda McGregor
Glenn Meyers
John Wilson
Will Smith
Tracy Witt
John Curry
Charlotte Cannon

Shelby Wyckoff
Lori Findlay
Marilyn Ednie
Lyndley Mittler
Susan Cedarholm
Monte Humann
Renee Hartman
Robert Werner
Marion Hudnall
Robert LaLonde
Eve Throop
Neil Loomis
Armond Acri
Tracie Welch
Barbara Finkelson
Molly K. Cook
Alison Gavitt
Jocelyn Boss
Charlotte Higgins
Molly Heath
Mary Ann Tapp
Ted & Francene George
Debbie Bancroft
Messinger Co.
Chris Erickson
Lori Bowdler
Debra Wuersch
Karen Babyak

Others present:

Rachel Block GTPM
Tina Korpi GTPM

2. Determination of Quorum

With 67 present 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 2010 Annual Meeting Minutes

The members reviewed the 2010 annual meeting minutes. Ray moved to approve the minutes as written. The motion was seconded by Dennis. Vote: All in favor.

5. Financial Review

a. Review of 2010/2011 Financials vs. Budget

Tina reviewed the 2010/2011 financials with the members present, pointing out that the total operating revenue was \$144,771, the total operating expenses were \$144,808; amounting to a net loss of <\$38>. The operating account balance was \$10,082.91, the money market account balance was \$96,389.51 and the maintenance reserve account balance was \$2,440.19 as of 9/23/11. See attached financials.

b. Review of the 10-year plan

The members reviewed the 10-year plan for future projects. Projects that were completed in 2011 include purchase of speed bumps, community center work (exterior painting, window replacement and some siding replacement) and repair/replacement of the middle school road fence. Projects that will need to be completed in the future are pond maintenance, road & pathway management and community building interior painting. See attached 10-year plan.

c. Review of the 2011-2012 Proposed Budget

Tina stated that as of October 1, 2011 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

a. Stop Sign Placement

Carolyn stated that the stop signs were installed in the Corner Creek section and one was installed in the Rangeview section to slow drivers throughout the property. This had to be brought before the town council in order for them to be approved and installed. The board is working on getting the Town or Police department to paint white stripes in the road to make the stop sign area more visible.

b. Speed Bump Placement

Carolyn stated that two speed bumps were placed throughout the Rangeview section that will only be there during the summer/fall months. They will be removed in the winter. She also stated that the Board is working on getting a plan together for placing them in the corner creek section. This plan will need to be presented to and approved by the Town Council. She reminded everyone that the 15 MPH should always be followed throughout the property.

c. Parking

Carolyn reminded all owners that there is a three day max that you are allowed to park a trailer, camper, boat, etc... in your driveway. There is to be no parking in the streets if you are a Cottonwood resident

and there is no on-street parking at all throughout the Corner Creek section. She reminded the owners that should be no parking on both sides of the street throughout Rangeview section. The parking areas should be utilized but for no more than 72 hours.

d. Trash Collection/ Recycling

Dave stated that trash collection is the most costly operating expense for the HOA and encouraged everyone to recycle to reduce the amount of trash for each household.

e. Rangeview Restroom placement

Carolyn stated that the Town is requesting that they be allowed to place a permanent bathroom structure in the Rangeview Park. She had hoped that someone from the Town would have attended the meeting so that they could explain what they are planning to do. Some of the concerns that were brought up are the possibility of illegal activity around the restroom. Carolyn did explain that the restroom would not have lights so there would not be the issue of light pollution and it would be self locking at night. The members brought up many concerns regarding this issue and hoped that the Town would involve them more in the decision.

7. New Business

a. Election of Directors

Dave Pfeiffer and Carolyn Burke's positions were up for re-election. They both said that they would be willing to serve on the board for another term.

Dennis moved to re-elect Dave and Carolyn to serve another two year term.

Board of Directors is as follows:

Dave Pfeiffer – election in 2013

Carolyn Burke – election in 2013

Dwight Reppa – election in 2012

Margaret Gordon – election in 2012

Shannon Gosnell – election in 2012

8. Other

Community Center-

Dave reminded all owners that the use of the community center is open to all owners and the board encourages everyone to take advantage of this space whenever they need. It's a free option to all owners of Cottonwood Park. Call Grand Teton Property Management to reserve at 307.733.0205.

Changes/improvements to your house-

The Board reminded everyone that you should contact the Design Committee in order to gain approval to any improvements or changes to your property.

Adjournment-

With no further discussion, the meeting was adjourned.

Respectfully submitted,

Rachel Block

Grand Teton Property Management