

**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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**2011 Annual Members Meeting Minutes  
February 1, 2011, 5:30 PM  
The Virginian Lodge**

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**1. Attendance**

Mark Kuhn  
Lydia Leitch  
Kurt Gries  
Peter Brighton  
Mike Kraft  
Helga Tesar  
Eric Johnson  
Abigail Moore  
Sandra Murphy (SJMC)  
Connie DeJong  
Amy McCarthy

**By Proxy:**

Don & Anna Mansfield  
Alyssa Watkins  
Joe Rivera & Laura J. Werner  
David Bessler  
Somyot Sonsakoa  
Donald Brown  
Orlynn J. Halladay  
Louis Hickman  
Julie A. Barker  
Elizabeth Campbell  
W. Britt Smith  
Marguerite Guarado  
Jeffrey L. Johnson  
Laura & Brandon Harrison  
Derek Beardsley  
Sherry Stewart  
Gene & Patti Rybak  
Andrea Overly  
Katie Toolson

**Others present:**

Rachel Block

Grand Teton Property Management

Tina Korpi

Grand Teton Property Management

**2. Determination of Quorum**

With 30 units present either in person or by proxy, it was determined there was a quorum.

**3. Reading and Approval of the 2010 Annual Members Meeting Minutes**

The members reviewed the 2010 Annual meeting minutes. Lydia moved to approve the minutes as written. The motion was seconded by Helga. Vote: All in favor.

**Financials**

**4. Review of the 2010 Actual Income and Expenses**

Upon reviewing the 2010 actuals, Tina stated that the total income was \$172,487.95 and total expenses were \$154,568.88 resulting in an income minus the expenses of \$17,919.07. Tina suggested that the net income balance be transferred to the maintenance reserve account. The members agreed. The maintenance reserve account balance was \$211,559.91 and the operating account balance was \$40,011.47 as of 1/28/11. See attached financials.

**5. Review of the 2011 Proposed Budget**

Tina reviewed the 2011 proposed budget with the members present and stated that the Board is not recommending raising homeowner's dues for 2011. Upon reviewing the 2011 Proposed Budget, Helga moved to approve the budget has presented. The motion was seconded by Kurt. Vote: All in favor. See attached financials for the approved 2011 budget.

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**6. 2010 Completed Maintenance Projects**

**a. Deck Replacements**

Tina stated that deck replacements for thirteen units were replaced in the summer of 2010.

**b. Exterior Staining**

Tina stated that the staining of the buildings along flat creek were all stained in the summer of 2010. (Buildings 814, 816, 818, 820, 822)

**c. Driveway patchwork**

Tina stated that the patchwork to the driveways was completed in the summer of 2010.

**7. Future Maintenance Projects**

**a. Driveway Sealing**

The sealing of the driveways will need to be completed by the summer of 2011.

**b. Deck Replacement**

Grand Teton Property Management will continue to replace decks at Creekside in the summer of 2011 and the Board of Directors will be developing a list of unit's decks that need to be replaced.

**c. Siding Replacement**

The Board is not recommending that the HOA replace siding at this time but would like to continue to build up the maintenance reserve account to help fund the project for when it needs to be completed. There will possibly be a special assessment when the time comes to replace the siding.

**d. Exterior Staining**

Tina stated the rotation for exterior staining will continue in the summer of 2011 with another set of five buildings.

**e. Dryer Vent re-routing**

Abigail stated that some of the dryer vents throughout the property were not properly installed. Some owners have repaired these vents but there are many that need to be re-worked. The Board of Directors will be doing an inspection on all units' dryer vents to see if they are properly vented (at the cost of the HOA). Once the inspections have been completed, Grand Teton Property Management will be contacting the owners who need to have work done on their vents. The cost to have the dryer vents re-routed will be at a cost to the individual owner. The members suggested having Gregg Otto with JH Clean Air do this work when needed.

**8. Review of Rules and Regulations**

**a. Animal Control**

Tina stated that renters are NOT allowed to have animals. She also asked that residents make sure to pick up after their animals.

**b. Parking**

Please see the enclosed parking rules. Tina stated that the Board has indemnified Grand Teton Property Management from any liability from towing vehicles and GTPM will soon be towing vehicles that are violating the parking rules.

**c. Reminder of process for any architectural change**

Tina reminded the owners that if they want to do any sort of architectural change inside or outside of their units that they must first contact Grand Teton Property Management so the Board of Directors for Creekside can review and approve any proposals prior to construction.

## **9. Election of Directors**

The 2010 Board of Directors was Mike Kraft, Mark Kuhn, Abigail Moore, Chris Knobe and Derek Beardsley. Amy McCarthy moved to elect the 2010 board to serve again for 2011. The motion was seconded by Eric Johnson. Vote: All in favor.

## **10. Other**

### **Propane tanks-**

Connie requested that the Board look into amending the CC&R's to allow the outside storage of propane tanks.

### **Lawn & Tree Maintenance-**

Eric stated that the lawn and the trees are starting to look unhealthy and may need some extra attention in the spring and summer of 2011. The members requested that the dead trees be cut down. Mike Kraft stated that Heidi (who does the lawn watering) needs more people to volunteer to allow the use of their outside spigots. The HOA will refund both water and sewer to the owners who allow this for the months she uses the spigots.

### **Adjournment**

With no more discussion, the meeting was adjourned.

Respectfully submitted,  
Rachel Block  
Grand Teton Property Management