

**EAGLE VILLAGE HOMEOWNERS ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT**
P.O. BOX 2282 Jackson, WY 83001
(307) 733-0205

2011 ANNUAL MEETING MINUTES

*January 18, 2011
5:00 PM
Snow King Resort*

1. Attendance

Alan Farnsworth
Brandon Petrunich
Brad Herbel
Scot Mattheis
Sarra Mossoff
Deborah & Eddie Ryan
Karen Brennan
Jeanie Staehr
Paul Brown
John Stennis for Marie Trautman
Lisa Reeber
Robin Befeld
Todd Seeton
Rachel Block
Kelsey Zelazoski for Thomas McClung (2 units)
Kelsey Zelazoski for Jason Jarvis

By Proxy:

Jason Jarvis
Thomas McClung
Marie Trautman
Carol Robinson
Helmut Thalhammer
Mary Erbe
Tom Evans
Asako Tajima
Kirsten Klein
Julie Bryan
Molly O'Shanghnessy
Jenna Child

Betty Lyell
Neil Loomis
Peter Kline
Carl King
James Byars
Silver Star Wireless
Gerald Boas

Others Present:

Tina Korpi Grand Teton Property Management
Rachel Block Grand Teton Property Management

2. Call to Order

Tina called the meeting to order.

3. Determination of Quorum

With 153 votes present either in person or by proxy, it was determined there was a quorum.

4. Reading and Approval of 2008 Annual Meeting Minutes

The members reviewed the 2008 Annual meeting minutes. Sarra Mossoff moved to approve the minutes as written. The motion was seconded by Brad Herbel. Vote: All in favor.

5. Review of the 2009 & 2010 Income and Expenses

Tina reviewed the 2010 Actuals with the members present pointing out that the total operating income was \$151,029; the total operating expenses were \$160,114 amounting to a net loss of <\$9,085>. She explained that there are reasons for the HOA having a net loss for 2010 due to fire riser that had to be installed to bring the fire suppression system up to code as well as the handicap door installation that was installed in the lower level garage elevator room door. She stated that the operating account balance was \$21,680.05 and the maintenance reserve account balance was \$66,107.54 as of 1/14/11. Tina stated that the HOA is in good standing as far as owners who are delinquent in their dues. However, there has been one foreclosure. See attached financials.

6. Review of the 2011 Proposed Budget

Tina stated that there were a few minor changes to the 2011 proposed budget but that the Board and GTPM were not recommending a change in dues. Sarra moved to approve the 2011 budget as proposed. The motion was seconded by Brad. Vote: All in favor.

Tina presented a 10 year maintenance reserve plan that roughly outlines the future maintenance projects for the HOA. Projects that are scheduled to be completed in 2011 are:

- Sealing and Striping of the parking lot
- Gutter placement on the north facing side of the building
- Interior painting

The Board will decide exactly what needs to be done on these projects.

7. Old Business

a. Fire Suppression System

Tina stated that the installation of glycol and the overhaul to the fire suppression system was completed.

b. Interior Painting

Tina stated that painting in the interior has never been done to the building and the HOA should think about completing some painting in the near future. The areas that need the most attention is the elevator rooms and the stairwells.

c. Bike Racks

Rachel stated that the bike racks were installed in the bike rack room and is available to owners only. The bike rack room is located in the back of the lower parking garage. If any owner is interested in obtaining a key to this room, please contact Grand Teton Property Management at 307.733.0205.

8. New Business

a. Election of Directors

Sarra nominated Todd Seeton and Jenna Child to continue serving on the Board. The motion was seconded by Lisa. Vote: All in favor. Sarra moved to elect Alan Farnsworth and Jeanie Staehr. The motion was seconded by Lisa. Vote: All in favor.

These are the board of directors and the end of their terms:

Dan Marino – term expires in 2011
Karen Brennan- term expires in 2011
Jeanie Staehr- term expires in 2012
Alan Farnsworth – term expires in 2012
Todd Seeton- term expires in 2013
Jenna Child – term expires in 2013

9. Other

- The members requested that the meetings be held the first of the year in either January or February because more owners seem to be around to attend the meeting.
- The members discussed that fact that some of the commercial units are abusing the trash cans and placing excessive trash including large cardboard boxes. Brad questioned whether there could be recycling station placed within the complex. Sarra stated that they have tried in the past to complete this but there is not a place to put it. The members wanted to make sure to encourage all owners to recycle all cardboard and any other recyclable materials.
- The members discussed the lack of attention that the cleaning company is giving the building and that the Board may want to look into other options in cleaning companies. Tina stated that she will discuss this with the owner of the company and if the cleaning does not improve that Grand Teton Property Management will look into other companies.
- The members discussed the ramps and the reasons for the heating elements not being turned on. Tina stated that the lines have really never worked and one year the lines froze and backed up glycol into a unit. The Board instructed Grand Teton Property Management to turn the system off and keep it off until instructed otherwise. This is because it would be a very substantial cost to the HOA. In the meantime, there is a special salt that is put on the ramps to try and help with the buildup of ice.
- Sarra requested that the ceiling panels in the elevator be replaced.
- The members requested that there be some different type of material placed in the elevator floor. The carpet tiles get very dirty very easy and do not look good. The members discussed placing down a linoleum type of flooring. Rachel will look into this.
- The members requested that the carpets throughout the building be cleaned in the spring.
- Eddie Ryan questioned whether the HOA could be able to install individual parking plug-ins to be able to plug in vehicles during the winter. Sarra explained that this can't be done unless the HOA wants to pay \$40,000+ because they would have to tear through the concrete and would have to place individual meters in each spot.

10. Adjournment

With no further discussion, the meeting was adjourned.

Respectfully submitted,
Rachel Block
Grand Teton Property Management