

Jackson Hole Golf and Tennis Condominiums
Annual Member Meeting – Grand Teton Property Management
Tuesday, February 8th, 2011, 5:30 pm

MEETING MINUTES

1. Attendance

C.R. Russell	Becky Erskine	David Baker
Casey Stout	Dick Stout	Pat Michael
Steffan Freeman	Clint Green	Oona Doherty
Dave Hansen	Jim Muhlfeld	Mattie Sheafor
Alma Rosas		

Represented by Proxy:

Ted Benson	Karen Keckley	Meg Petersen
Miguel Enriquez	Lisa & Matthew McGee	

By Phone:

Alex Iskenderian	Jason Williams
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2. Determination of Quorum & Call to Order

With 21 out of 22 units represented either in person, by phone or by proxy it was determined there was a quorum.

3. Financial Report

Discussion was made on reducing budget, eliminating the fire alarm system and bidding out future work. Tina Korpi with GTPM explained the 2011 financials and proposed budget. There was no increase in HOA dues.

Dave Hansen moves to approve the 2011 budget; Dick Stout second. All in favor.

4. New Business

a) Violations

Section 3.5 (i) of the CC&R's states "The General Common Elements and Limited Common Elements, including entryways, decks, driveways, parking spaces, and yards, shall be kept in a neat and orderly fashion at all times. No exterior area, including any decks, may be used for the storage of recreational equipment, furniture, trash or other goods or merchandise, except as provided for herein." The Board is flexible with allowing in season items to be placed on the front porches for short periods of time. The Board is also comfortable with allowing grills, patio furniture and nicely decorated items to be placed on the decks year round. The Board does not want recreational equipment hanging on front or back porches as this is considered storage.

Pat Michaels and Dave Hansen offered to allow homeowners to park their bikes in their garages. Please contact Pat & Dave to discuss.

If JHG&T Condominium homeowners call in to make a complaint, the Board and GTPM will keep the homeowner's name confidential unless the homeowner tells us we can identify them.

The CC&R's are in place to keep the community looking nice and keep the value of the home.

GTPM will enforce the CC&R's for the Board. The funds, if collected will go into the operating account.

5. Other

Clint Green would like to see 5 people on the board (3 homeowners). Clint stated that more homeowners should have the knowledge of what is going on. C.R. stated that is why there is a board so the burden isn't on all of the homeowners. Regardless of the number of homeowners on the board, Vail will have control. This is until Vail has sold all of the units.

Homeowners would like to see less watering of the grass next summer.

Becky Erskine asked about the shrubs and trees that didn't get wrapped. She wanted to know if there was any warranty on them. C.R. stated there wasn't any warranty on the trees/shrubs if animals ate them. A lot of them will survive and if not they will need to be replaced by the homeowners association. C.R. will only warranty any trees/shrub that died on their own (not from animals/bugs). If homeowners want something done such as wrapping trees, etc it should be brought to either the Board or GTPM.

Jim Muhlfield wanted to know how long the warranty was on his place. It is a year from the date of purchase.

Dave Baker asked about the signs (speed limit & playground) again. Dave would like to see the speed limit to be 10 -15 mph instead of 25 mph. The playground sign is grammatically incorrect. C.R. stated he would work on this.

6. Adjournment - Meeting was adjourned at 6:45