

**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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**2012 Annual Members Meeting Minutes  
February 1, 2012 @ 5:30 PM  
The Virginian Lodge**

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**1. Attendance**

Renee Martin  
Erika Berry  
Scot Anderson  
Nick Michael  
Brandon Harrison  
Carol Bowers  
Lydia Leitch  
Chris Coats  
Mark Kuhn  
Nancy Weeks  
Scott Cherf & Connie DeJong  
Sandra Murphy  
Abigail Moore  
Eric Johnson  
Amy McCarthy  
Kurt Gries

**By Proxy:**

Megan Smith  
Don & Anna Mansfield (2 units)  
Laura Werner  
Somyat Sonsakda  
James de Carion  
W. Britt Smith  
David Bessler  
Jeffrey Johnson  
Don Jeske  
Marguerite Guardado  
Julie Barker  
Joseph Rivera  
Derek Beardsley  
Shawn Wright  
Peter Brighton  
Sean Shockley  
Joe Palladino

Frank & Lori Karli  
Katie Toolson  
Judy Legg

**Others present:**

Frank Hess                   HOA attorney  
Rachel Block               Grand Teton Property Management  
Tina Korpi                  Grand Teton Property Management

**2. Determination of Quorum**

With 37 units present either in person or by proxy, it was determined there was a quorum.

**3. Reading and Approval of the 2011 Annual Members Meeting Minutes**

The members reviewed the 2011 Annual meeting minutes. Brandon moved to approve the minutes as written. The motion was seconded by Chris. Vote: All in favor.

**Financials**

**4. Review of the 2011 Actual Income and Expenses**

Upon reviewing the 2011 Actuals, Rachel stated that the total income was \$172,580.05 and total expenses were \$164,495.89 resulting in an income minus the expenses of \$8,084.16. The maintenance reserve account balance was \$220,697.30 and the operating account balance was \$26,743.79 as of 1/27/12. See attached financials.

**5. Review of the 2012 Proposed Budget**

Rachel reviewed the 2012 proposed budget with the members present and stated that the Board is not recommending raising homeowner's dues for 2011 but stated that the HOA may need to increase dues in the future to keep up with operating expenses. Upon reviewing the 2011 Proposed Budget, Amy moved to approve the budget has presented with the exception of lowering the snow removal line item to \$20,000. The motion was seconded by Scott. Vote: All in favor. See attached financials for the approved 2012 budget.

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**6. 2011 Completed Maintenance Projects**

**a. Deck Replacements**

Rachel stated that deck replacements took place in the summer of 2011.

**b. Exterior Staining**

Rachel explained that there were to be 5 buildings stained in the summer of 2011 but due to unforeseen health issues of the painting contractor, only 1 building was completed.

The painting contractor has agreed to stain the other 4 buildings in 2012 at the set price that was agreed on by the board in 2011.

**c. Driveway patchwork/sealing**

Rachel stated that the driveway patchwork and sealing was completed in 2011.

**d. Dryer Vent Inspections**

Rachel stated that in the fall of 2011, most of the dryer vents were inspected and many of them are not vented correctly. She will be mailing notices to all the owners that need to properly vent their dryers. Kurt explained that improper venting causes structural issues for the buildings.

## **7. Future Maintenance Projects**

### **a. Deck Replacement**

Grand Teton Property Management will continue to replace decks at Creekside in the summer of 2012 and the Board of Directors will be developing a list of unit's decks that need to be replaced.

### **b. Exterior Staining**

The members discussed staining the final 4 buildings and staying on schedule to stain the other 5 that were to be completed this year. (Completing a total of 9 buildings in the summer of 2012). Chris Coats moved to paint all 9 buildings in 2012. The motion was seconded by Nick. Vote: 30 in favor. 7 opposed. Motion passes.

Brandon moved to allow a painting committee (consisting of Brandon Harrison, Amy McCarthy, Jennifer Bailey and Kurt Gries) to look into changing the color of the buildings. The motion was seconded by Amy. Vote: All in favor.

They also discussed including garage doors to be able to have all the doors consistent and matching. Chris moved to make the painting of the garage doors an individual expense and responsibility. The motion was seconded by Scot. Vote: 5 in favor, 33 opposed. Motion fails.

Scott moved to have the HOA paint each garage door when the buildings are being painted in the regular rotation. Then the painting will be the responsibility of the individual owner from then on out. The motion was seconded by Amy. Vote: all in favor.

The members discussed possibly changing the color of the stain of the buildings. Tina explained that this will more than likely cost the HOA double of what it would cost to use the same color because they would have to paint the buildings twice.

### **c. Siding Replacement**

Tina stated that the siding replacement discussion was put on hold after the roofs were replaced and when the economy went bad.

## **8. Review of Rules and Regulations**

### **a. Animal Control**

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

### **b. Parking**

Rachel stated that the Board has indemnified Grand Teton Property Management from any liability from towing vehicles and GTPM will continue 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 2011 Board of Directors consisted of Mike Kraft, Abigail Moore, Kurt Gries, Derek Beardsley and Mark Kuhn. All of the 2011 board stated that they would be willing to serve for another year. Nancy Weeks and Scott Cherf also stated that they would be willing to serve. Each nominee introduced themselves and discussed how they might be

effective for the HOA. Ballots were administered to all the owners present and votes were calculated. The 2012 Board of Directors consists of:

Mike Kraft, Abigail Moore, Kurt Gries, Mark Kuhn, Derek Beardsley.

## **10. Other**

Trees-

Brandon requested that when dead trees are removed that they are replaced with new trees. The members questioned whose responsibility (whether it's the Town or the HOA) is for the trees on Powderhorn.

Non-matching garage doors-

The members discussed the garage doors that are not painted the required color and also one raised panel garage that is not the correct flat panel door. Tina stated that GTPM has sent letters to the owners who need to paint and will require them to complete this by the end of June 2012. The members requested that a letter be sent to the unit with the raised panel garage to have them either replace the panels with the flat style (they could possibly turn the panels around if they are flat on the other side)

Speed limit signs-

The members discussed placing speed limit signs at the beginning of both entrances.

Island options-

The members discussed possibly re-doing the handwritten sign on the island or removing the island all together.

## **Adjournment**

With no more discussion, the meeting was adjourned.

Respectfully submitted,

Rachel Block

Grand Teton Property Management