

Jackson Hole Golf and Tennis Condominiums  
Annual Member Meeting – Grand Teton Property Management  
Monday, March 5<sup>th</sup>, 2012, 5:15 pm  
**MEETING MINUTES**

Board Members

CR Russell    Casey Stout  
Alex Iskenderian

**1. Attendance**

C.R. Russell	Andy Erskine	David Baker
Dick & Casey Stout	Pat Michael	Lisa McGee
Ted Benson	Jim Muhlfeld	Meg Petersen
Alma Rosas	Jason Williams	Chris Colligan
Paul Dunker	Julia Heemstra	

Represented by Proxy:

Dave Hansen	Mattie Sheafor	Oona Doherty
Miguel Enriquez	Steffan Freeman	

**2. Determination of Quorum & Call to Order**

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

**3. Approval of February 8<sup>th</sup>, 2011 Minutes**

Dick Stout moves to approve the 2011 Annual Meeting Minutes; Dave Baker second. All in favor

**4. Financial Report**

Tina Korpi and Cynthia Wiley with GTPM explained the 2011 financials and 2012 proposed budget. There was no increase in HOA dues.

Dick Stout moves to approve the 2012 budget; Paul Dunker second. All in favor.

**5. New Business**

a) Water Billing

C.R. has been contacted by numerous homeowners about the billing for water and sewer. Golf & Tennis goes through two water systems, essentially homeowners are paying two pass through fees. The cost was disclosed before signing paperwork to purchase the condos.

C.R. stated there was a meter in every unit in the crawl space. Gros Ventre doesn't read the meters at this time. Jim Muhlfeld stated the one bedroom units are feeling it the most since they have fewer people per unit and paying the same as a three bedroom unit. C.R. also mentioned the HOA is not being billed for the water usage on the common space.

C.R. suggested homeowners to contact Gros Ventre Water District (Guy Evans) if they have questions.

The homeowners would like Guy Evans to attend the next annual meeting to answer questions.

b) Maintenance of Sprinkler System

Casey Stout discussed the sprinkler heads and the watering of the property. Some places were over watered; some areas of the grass were dead. Andy Erskine suggested the HOA have an irrigation system audit done and this would solve our entire problem. GTPM will work with Scott Hawthorne to get a proposal for the audit. GTPM and Casey Stout will walk the property with Scott Hawthorne at the beginning of the season to inform Scott of past irrigation problems. Homeowners would like to see less watering of the grass next summer.

**6. Other**

a) Trees

Andy Erskine asked about the trees/shrubs that need to be replaced. GTPM has the list of native trees from the County and will work with the Board on replacing some of the trees. GTPM will check on pricing for the tree/shrub replacement with Scott Hawthorne.

b) Dumpster

Pat Michael asked about switching out the dumpster. She would prefer a sliding door container that is still bear proof. GTPM will follow up with West Bank Sanitation. (West Bank only has one type of dumpster that is bear proof.)

c) Dick Stout would like to write a letter on behalf of JHG&T Condo Association to the County Commissioners stating what the Housing Authority has done for the HOA and what a great organization it is.

d) Homeowner vs. HOA Coverage

Anything interior should be covered by the homeowner and not the HOA (sprinkler heads, light fixtures, leaks, etc.).

e) Casey welcomed Julia and Paul to the subdivision.

f) Paul Dunker inquired about putting a wood burning hot tub in the open space. It would require a change to the master rules. At this time C.R. is not inclined to approve a wood burning hot tub in either the limited or general common space. C.R. would like to see all request/changes in writing and submitted to the architectural review committee (the Board at this time).

**7. Adjournment** - Meeting was adjourned at 6:35