

**Creekside Village Homeowners Association
Grand Teton Property Management
P.O. Box 2282
Jackson, WY 83001
(307) 733-0205, Fax (307)733-9033**

**2013 Annual Members Meeting Minutes
January 22, 2013 @ 5:30 PM
The Virginian Lodge**

1. Attendance

Kurt Gries
Eric Stibal
Scot Anderson
Brian & Dawn Reid
Sandra Murphy
Nancy Weeks
Megan Smith
Eric Johnson
Amy McCarthy
Lydia Leitch

By Proxy:

Abigail Moore
Mark Kuhn
Louis Hickman
Sherry Stewart
W. Britt & Karen Smith
Julie Barker
Don & Anna Mansfield (2 units)
Marguerite Guardado
Don Jeske
Charles Atwater
Somyat Sonsakda
George Covington
David Bessler
Ann Ramsey
Jeffrey Johnson

Others present:

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

2. Determination of Quorum

With 26 units present either in person or by proxy, it was determined there was a quorum.

3. Reading and Approval of the 2012 Annual Members Meeting Minutes

The members reviewed the 2012 Annual meeting minutes. Nancy moved to approve the minutes as written. The motion was seconded by Sandra. Vote: All in favor.

Financials

4. Review of the 2012 Actual Income and Expenses

Upon reviewing the 2012 Actuals, Tina stated that the total income was \$190,562.13 and total expenses were \$200,873.83 resulting in an income minus the expenses of <\$10,311.70>. The maintenance reserve account balance was \$237,981.45 and the operating account balance was \$13,674.28 as of 1/20/13. See attached financials.

5. Review of the 2013 Proposed Budget

Tina reviewed the 2013 proposed budget with the members present and stated that the Board is not recommending raising homeowner's dues for 2013 but stated that the HOA may need to increase dues in the future to keep up with operating expenses. Upon reviewing the 2013 Proposed Budget, Sandra moved to approve the budget as presented. The motion was seconded by Amy. Vote: All in favor. See attached financials for the approved 2013 budget.

6. 2012 Completed Maintenance Projects

a. Deck Replacements

Tina stated that deck replacements took place in the summer of 2012.

b. Fence repair/painting

Tina stated that GTPM repaired and painted a good amount of fencing on the property.

c. Removal of island in driveway

Tina stated that the island was removed and the electrical power was capped.

d. Tree ring restoration

In the fall of 2012, all the tree rings on the property were re-set and crushed rock was added.

7. Future Maintenance Projects

a. Deck Replacement

Grand Teton Property Management will continue to replace decks at Creekside in the summer of 2013 and the Board of Directors will be developing a list of unit's decks that need to be replaced.

b. Exterior Staining

Kurt explained to the owners present that the survey that was sent to all the owners resulted in a majority that responded stating that they would like to see the color of the buildings change. The Board will find out from the HOA attorney what it will take to get this project approved and will be working this spring to have this project completed in the summer of 2013.

c. Siding Replacement

There was no discussion on this topic. This will be a future project for the HOA.

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

The Creekside 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

Amy McCarthy made a motion to elect the following slate to serve as the 2013 Board of Directors:

Mike Kraft, Kurt Gries, Mark Kuhn, Nancy Weeks, Eric Stibal

The motion was seconded by Scot Anderson. Vote: All in favor.

10. Other

Natural Gas-

Scot questioned whether the townhomes could have the option of natural gas. Tina stated that the project would cost the HOA a significant amount of money due to the fact that they would have to dig through the asphalt, landscaping, fencing etc... in order to lay the lines. If the HOA ever chooses to try and attempt this project, it should coincide with installing an irrigation system.

Adjournment

With no more discussion, the meeting was adjourned.

Respectfully submitted,

Rachel Block

Grand Teton Property Management