

2013 Minutes of Kelly Condos HOA annual meeting

1. Present: Leah from Mountain Property Management with proxy for Jason Jarvis; Tina from GTPM with proxy for Cal Sjol giving proxy vote to Mindy Polan; Kelly Lockhart, Mindy Polan, Jill Veber with proxy for Burkholder, Budde, Neurohr, and Staley. 9 of 13 units represented making a quorum. Last year's minutes from the annual meeting were approved.
2. Old Business
 1. Winter shoveling – Davey Johnson shoveled last year but is too busy with work this year. Jill's renter, Colby Stevens, has agreed to do this, at \$15/hr.
 2. Water Softener-Salt Schedule – There are now only 4 people in the rotating schedule to put salt in the bin, Jill, Brandon, Mindy, Gregorio. Mindy asked about hiring someone, this was looked into when we bought the softener but it was a bit expensive and the fellow from Crystal water that put it in recommended against it (probably due to cost).
 3. Bank of Jackson Hole – rates for our reserve account in the money market is 0.05%
 4. Laundry – Hazel has been cleaning the laundry room, Mindy will ask if she wants to continue cleaning.
 5. Parking – As a reminder again, cars must be moved by 9 AM on mornings we have 4 or more inches of snow, for plowing.
3. Tree Trimming – The pine tree on the north end is starting to grow enough that it is touching the building. When we had bricks replaced on the west side of the building the brick layer recommended having the building clear of branches as the bricks are very porous, will soak up lots of water and worse if branches are against the building. All voted in favor of trimming the tree, which won't be done until this spring-Jill will arrange and probably trim the lilac at the same time.
4. Plowing – Canyon Construction has done our plowing for years. This year Mindy put the plowing out to bid (Canyon Construction was resistant to responding). Canyon's bid was given as per plowing, not per hour of \$75, but was higher than other bids. They are doing the plowing this year but all voted to put out for bid next year, which Mindy will do.
5. Budget – GTPM provided our budget, we did not change anything for the proposed budget for next year. We are still putting approx \$20/unit/month (budgeted-actual was higher) into the reserves which is currently \$25,502.70. We did have net income of \$1100. Kelly proposed preparing a long term capital budget so we can better plan for big projects in the future. All agreed on this excellent idea and Tina will work on a long term budget. Items to be included in a long term budget are redoing the parking lot and replacing the façade (bring the railings up to code etc) and painting. Gross estimates

will be used for these items in the long term budget for now. The painting was discussed, perhaps to be done as soon as this summer. The color was discussed, all agreed in a “lighter” color such as light brown or a rust color. Mindy will look into this come spring and the board (and owners) can make a decision on color then. Kelly will have someone quote us an estimate of replacing the facade for a number to plug into the long term budget. Jill can get an estimate this spring on cost of replacing the parking lot also for long term planning. Also, the main water pipe from the street into our building, pre-meter, is our responsibility and is galvanized pipe laid in 1968. This may be leaking now, but galvanized pipe has a life span and classically will leak over time. We already know from 2010 that the pipe **post** water meter had a leak. Jill will see if Dave Anderson can check for a leak on the pre-meter pipe under the parking lot. If we replace the parking lot, this would be the time to replace the pre-meter pipe; also a cost to add into long term planning.

6. Election Board Members – unanimous vote to keep all current board members: Jill Veber, Mindy Polan and Brandon Budde
7. Rules and Regulations – **Again a reminder, ALL renters and owners need to be given a copy of the Rules and Regulations.**