

Park Place Homeowner Association

Grand Teton Property Management
610 W. Broadway, Suite 203
PO Box 2282
Jackson, WY 83001
(307) 733-0205 Fax (307) 733-9033

*Park Place Annual Meeting
August 20, 2013 @ 5:00 p.m.
The offices of Grand Teton Property Management
610 W. Broadway, Suite 203
The Centennial Building*

1. Attendance

Alice & Bob Stevenson

Dan Feuz

Jeffrey Kaphan

Sarolta Ferencz

Mark Pommer

By proxy:

Ron Hartmann

Other present:

Rachel Block, GTPM

2. Determination of Quorum

With 7 units present in person or by proxy, it was determined there was a quorum.

3. Reading and Approval of 2012 Annual & Special Meeting Minutes

Jeffrey moved to approve both the annual and special meeting minutes as written.

The motion was seconded by Dan. Vote: All in favor.

4. Financial Review

A. Review of 2012/13 financials

Rachel reviewed the 2012/13 financials with the members present. With the special assessment that was collected for the turbine vents and the amount that it actually ended up costing, there is an excess of funds totaling \$18,100. There are still some interior repairs that may need to be completed which will be taken from those funds. With the roof needing to be replaced within the next 5 years, the members discussed placing these funds in a CD in order to start saving for this project. Dan moved to open a 1 year CD account for these funds. The motion was seconded by Mark. Vote: All in favor.

B. Review of 2013/14 Proposed Budget

The members reviewed the 2014 proposed budget. Dan moved to approve the budget as presented with no increase in dues. The motion was seconded by Mark. Vote: All in favor.

5. Completed Maintenance Projects

- Turbine vent installation on roofs

Rachel stated that Intermountain installed the turbine roof vents on all the roofs. With the upcoming winter season, it will be determined whether the new vents will help mitigate the moisture issues in the attics. GTPM will test the upper unit's attics in the winter.

6. Future Projects

- Fence repairs

Rachel stated that the fence is in need of some repair. GTPM will work with the Board on bids and getting the work completed. There is a chance that the business to the north could be responsible for some of the damages.

7. Election of Directors

Alice moved to elect the following slate for another year term:

- Dan Feuz
- Mark Pommer
- Andrew Judge

The motion was seconded by Jeffrey. Vote: All in favor.

8. Other

- The members requested that a clean-up notice be sent to all residents in order for them to clean up around the exterior of the buildings and the deck areas. GTPM will have the trees trimmed in the fall.

- The members discussed an issue with the amount of dogs on the property. There was some discussion about limiting the amount of dogs each unit can have residing in their unit.

- Mark mentioned that his radon fan has recently been switching off causing his unit to become stuffy. All lower units need to make sure that their fan is operating at all times.

- There was discussion of possibly adding in more bike racks. This item was tabled at this time.

9. Adjournment

Dan moved to adjourn the meeting. The motion was seconded by Jeffrey. Vote: All in favor.

Respectfully submitted,
Rachel Block
GTPM