

**River Hollow Homeowner Association  
Grand Teton Property Management  
P.O. Box 2282  
Jackson, WY 83001  
307-733-0205 Fax 307-733-9033**

---

**2013 Annual Meeting Minutes  
July 26, 2013  
3:00 PM  
Home of Louise Koegler  
4755 River Hollow Drive**

---

**1. Attendance**

Lot 1 Sanders- present

Lot 2 Hardie- present

Lot 3 Sheue- present

Lot 4 Ferazzi/ Hammett- present

Lot 5 Wall/Henderson- present

Lot 6 Haney- present

Demerie Northrop - GTPM

Lot 7 Manion- proxy (to Marla Peters)

Lot 8 Sieradski- proxy (to David Hardie)

Lot 9 Koegler- present

Lot 10 Bent- proxy (to Marla Peters)

Lot 11 Shepherd- present

Lot 12 Peters- present

**2. Call to Order**

Dawn called the meeting to order at 3:17 at which time everyone introduced themselves. Dawn introduced Demerie Northrop as the point of contact at GTPM.

**3. Determination of Quorum**

With all homeowners represented either in person or by proxy, it was determined there was a quorum.

**4. Approval of the 2012 Annual Meeting Minutes**

Ann moved to approve the meeting minutes from last year's annual meeting. Louise seconded the motion and all voted in favor.

**5. Financials**

**a. Review of the 2013 Year-to-Date Income and Expenses.**

Ann moved to approve the financials and the proposed 2014 budget. Louise seconded. All voted in favor.

**b. Discuss need for continuing assessment**

As River Hollow voted to have the assessment for 2 years, there was no need to discuss this issue as we are entering the second year of the assessment.

**6. Old Business**

- a. Bridge Report/Update**
- **Current repairs needed**
  - **Future repairs**
  - **Y2 Bill**

David Hardie reported on the bridge work. Nelson engineering will come out and take a look at the integrity of the sub-structure while the boards are being replaced, as it will be difficult to see what, if anything, is necessary until that decking is removed. The new boards will be coated to help preserve them. There may be additional repairs required but we will reserve the discussion to have an additional special assessment until we know if it is necessary once the current bridges are restored and reviewed.

- b. Water Committee Report**

There have been no repairs to the head gate because Rendezvous River Park has essentially run out of money to adequately repair the siphon and head gate. They are trying to raise between \$30,000-\$50,000 for the repairs to increase the water flow. At one time there was 22 cfs flowing through River Hollow – the flow is currently 4 cfs. Apparently the siphon was bent during the time that the county was doing the sewer work several years ago, but there is no recourse to go back to the county at this point. River Hollow as well as many other homeowners downstream may be asked to help contribute to the fund, but we have not been approached about this yet. David will continue to quietly monitor the situation and will advise as necessary.

- c. Road condition**

The roots of the cottonwood trees are creating road damage that continues to worsen. There are not a lot of viable options, as the roots run and will occasionally pop up beneath the asphalt. We can either chip seal it, let it degrade, leave it alone or reseal it. You can try and poison or cut the root, but there is no telling where the utilities are or which tree is popping up through the asphalt. The chip seal is a thicker coating and would take longer to erode. GTPM will get estimates to have the roads sealed as well as chip sealed and see what the recommendations are for future road maintenance. Road is 6 years old and has never been treated.

- d. Signage – is it working? Future additions to signs needed?**

There is a problem with people coming from off of Green Lane on bikes and cars entering and hanging out in the neighborhood. There have not been as many moose visible from the road, so there have been less people parking along the highway to stop and see them. The hunting/no firearm signs seem to have worked, so far.

- e. Vote on revised CC&Rs and Bylaws**

The purpose of the board revising the bylaws and CC&Rs is to clean up verbiage and modernize to state regulations. Ann moved to ratify the bylaws. David seconded the motion. All voted in favor. The CC&R's are not ready to ratify as of yet as many homeowners have strong opinions about certain aspects of them. The board has met several times throughout the year for hours on end, but there is still no consensus within the homeowners. The board would like to work on it in sections, identifying the areas that have disagreement (i.e.: ARC, Enforcement, Short term rentals). GTPM will provide samples of other violation and enforcement language for the board to work with in creating their own.

## **7. New Business**

~Ann Ferazzi is stepping down from the Board of Directors and nominated David Hardie to replace her. Louise seconded the nomination and all voted in favor, with none opposed.

~LVE is working on placing natural gas lines in the West Bank. They are currently working out by Teton Village. River Hollow would like GTPM to contact LVE to express their interest in expanding the natural gas line into the neighborhood.

~Eddie has done some research about guesthouses (aka “accessory structure”) and discovered that there are 2 guesthouses currently in River Hollow and they are not in compliance with the rules governing them. You can rent your main house for no less than 30 days, and your guesthouse for no less than 90 days and it has to be rented as employee housing (for someone working in Teton County), to a family member, or a non-paying guest. The 2 families are now aware of the county rules and are working toward compliance. The discussion veered toward whether the CC&R’s will outright prohibit rentals of guesthouses or if they will simply follow the county regulations. The Sheues state they are in compliance as per their attorney and their property management. Shepherds, Sheues and Peters want the CC&R’s to follow county regulations. The remaining homeowners want NO rentals of the guesthouse as River Hollow is not a mixed used development and they do not want the homes to be income producing. This will be discussed at greater length when we reach this part of the CC&R’s. For now the CC&R discussion will be tabled until the board can get additional input on each of the contentious sections/articles of the covenants.

**8. Adjournment**

With no further business, the meeting was adjourned at 5:44 pm.