

**10 & 20 Pioneer Lane HOA
Conference Call – Annual Meeting
Tuesday, January 22, 2013
2:00 PM**

Participants:

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|---|----------------------------------|
| Board members: | Grand Teton Property Management: |
| Monte Merz | Barbara Andrews |
| Shane Merz | Tina Korpi |
| Patrick Harris | |
| Unable to attend: Shawn Griffin and Josh Wagner | |

1. Meeting participants reviewed minutes from May 18, 2012 – conference call.
2. Barb reviewed the expenses from June 1 – December 31, 2012.
Barb presented the Budget for 2013
Dues to be raised to Pioneer 10 = \$1527.50/month and
Pioneer 20 = \$1410.00/month
Discussion: Property Tax for Common Area
Each member will be billed their proportional share of the tax. CES at 48% = \$1989.80 and RM Bar 52% = \$2155.61.
The tax was paid by RM Bar; the HOA will reimburse RM Bar \$4145.41.
CES will investigate to see if their 48% portion can be exempt in the future.
Discussion: Bimonthly maintenance checks by GTPM
Water Main break may have been discovered sooner with maintenance checks.
Pat, Monte & Shane all approved maintenance checks.
3. Pat moved to approve the 2013 Budget, Monte gave the 2nd. All were in favor. Motion passed.

4. All utilities and contracts have been moved and cleaned up to be processed through 10 & 20 Pioneer HOA.
5. All board members approved the opening of a Reserve Maintenance Account at the Bank of Jackson Hole. The opening balance will be \$2400.00 as budgeted in 2012.
6. The board said they did not have a tax accountant they preferred to do the HOA return. We will have Wilkinson & Associates prepare their return.
7. We discussed the next 10 & 20 Pioneer HOA meeting and it was decided that January 2014 would be scheduled.
8. Meeting adjourned.