

**SOUTHEAST FORTY HOMEOWNERS ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT**

P.O. BOX 2282 Jackson, WY 83001
(307) 733-0205 (307) 733-9033

2014 ANNUAL MEETING MINUTES

November 19th, 2014 @ 5:30

*Offices of Grand Teton Property Management, The Centennial Building
610 West Broadway, Suite 203*

1. Attendance

Present:

Chet Knobe
Amy Romaine
Paula Hughes
Sharon Wiley
Jen James (for Juliet James)

Via Proxy:

Margene Jensen
Scott Harkness
Dora Anselmi
Ellyn Boone
Steven Jones
Stuart Campbell
Sally Roth
Juliet James

Others present:

Hilary Erickson, GTPM

2. Determination of Quorum

With 12 members present in person or by proxy, it was determined there was a quorum.

3. Call to Order

Hilary called the meeting to order.

4. Reading and Approval of 2013 Annual Meeting Minutes

The members reviewed the 2013 Annual meeting minutes. Amy moved to approve the minutes as written. The motion was seconded by Sharon. Vote: All in favor.

5. Financial Review

a. Review of 2013-14 Actual Incomes and Expenses vs. Budget

Review of 2013-14 Actual Incomes and Expenses vs. Budget

Hilary reviewed the 2013-14 actual income and expenses with the members present pointing out that the total operating revenue was \$44,640 and the total operating expenses were \$41,602; amounting to a net income of \$3,041. The HOA was under budget due to having lower building maintenance this last year.

b. Review of 2015 Proposed Budget

Hilary Reviewed the 2015 proposed budget and stated that with the 2013-14 actuals leaving the HOA with an operating income, there was no need for a dues increase at this time. There was a motion to approve by Amy, Chet seconded the motion. Vote all in favor. Motion carries.

6. Old Business

a. Irrigation Installment – possible special assessment

This item was tabled unit 2016.

b. Reminders- parking, animals, etc...

Hilary wanted to remind everyone about parking, and to make sure that you are picking up after your pets.

7. Other

- The members discussed having Hilary look into moving their maintenance reserve money over to a CEDARS account, or some sort of high yield account. Hilary said that she would look into this.

- It was stated that one of the units has a broken Chimney cap. Hilary said that she would look into this.

- The members discussed having Hilary look into how much it would cost for everyone to have the same garbage company so that there are pickups on the same day instead of having different days and always having garbage cans out.

- Paula Hughes, owner of Unit #10, voiced concerns about the split tree in the front of their unit. She is concerned that the tree might split further and the possibility of it coming down and causing damage to property/persons. The board agreed to contact a tree contractor and see what needed to be done with this tree.

- Paula also voiced concern about the possibility that our roofs would need to be repaired/redone in the near future. The board agreed to have the

roofs inspected by Intermountain Roofing as soon as the weather would allow the inspection.

- Jen James requested that the Board consider looking into changing providers for lawn care, trees and snow plowing. She suggested that because an employee of TLC is also a homeowner that there was a possibility that if they took care of these things for SE40 that the cost might be lower. The board agreed to look into this matter prior to the beginning of the summer lawn care season.

8. Election of Directors

Amy Motion to elect the same board.

-Sharon Wiley

-Chet Knobe

-Amy Romaine

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

9. Adjournment

With no further discussion, the meeting was adjourned.

Respectfully submitted,

Hilary Erickson

Grand Teton Property Management