

COTTONWOOD PARK HOMEOWNER'S ASSOCIATION

GRAND TETON PROPERTY MANAGEMENT

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2014 Annual Homeowners Meeting Minutes

October 23rd, 2014 at 6:30pm

Cottonwood Park Community Center

Attendance:

Present (24): Barbara Ankeny, Patrice Banks, Ann Bigler, Molly Breslin, Kent Elliott, Chris & Lori Erickson, Saadiah Freeman, Margaret Gordon (2), Dennis Jesse, Lene Jordan, Kevin Krasnow, Victoria Mates, Joe Maxwell, Stanford Morgan, Dave Pfeifer, Megan Piker, Kelly Poborsky, Dwight Reppa, Brad Schroeder, Edward Smith, Robert Snider, Mary Ann Tapp, Rhonda Watson

Present by proxy (36):

Proxy to Kent Elliott: Kathy Myers

Proxy to Margaret Gordon: George Babyak, Michelle Melehes, Dan Schou, Eve Throop

Proxy to Dennis Jesse: Kurt & Joette Katzer

Proxy to Dave Pfeifer: Bradson R. Abrams, Armond Acri, Dave & Cindy Brackett, David & Nancy Dunlap, Marilyn Ednie, Barbara Finkelson, Susan George Youngblood, Ted & Francene George, Robin Gregory, Ken & Cynthia Griggs, Monte & Kay Humann, Peter Kline, Peter Louras III, David Lucas, Linda Macgregor, Jay Marshall, William & Lyndley Mittler, Brianna Moteberg, Janet Munro, John & Diane Oglietti, Julie Rogers, William & Janice Smith, Elizabeth & Ken Struble, Jill Veber, Renee Vengilio, William & Tracie Welch, Robert & Yvette Werner, John Wilson, Bill & Carol Woodward, Shelby Wyckoff

Quorum present? Yes. There were sixty (60) units present in person or in proxy.

Others present:

Grand Teton Property Management (GTPM): Tina Korpi, Brealyn Landis

1. Reading and Approval of the 2013 Annual Meeting Minutes

Dennis Jesse moved that the 2013 Annual Meeting Minutes be approved, Stanford Morgan seconded, and there was no objection. *The 2013 Annual Meeting Minutes were approved as presented.*

2. Financials

- ***Review of 2013-2014 Actuals vs. Budget, Review of the 2014-2015 Proposed Budget, and Review of Current Account Balances – Tina Korpi***

Tina Korpi reported that the total operating revenue for October 2013-September 2014 was \$154,326. The total operating expenses for October 2013-September 2014 was \$166,467, having a net loss of \$12,141 for the fiscal year.

In the 2014-2015 proposed budget the dues increased from \$144 a quarter to \$150 a quarter. Storage unit fees will increase from \$15 a month to \$20 a month starting in January 2015.

The current account balances as of September 30, 2014 are \$1,212.47 in the operating account and \$67,673.76 in the maintenance reserve account.

Robert Snider moved to approve the 2014-2015 proposed budget, Stanford Morgan seconded, and there was no objection. *The 2014-2015 budget was approved.*

- ***Review of the 10-year plan – Dwight Reppa***

Dwight Reppa went over the 10-year plan, which includes new parking signs in the Rangeview section and the fixing of the Blair Place fence if needed.

3. Old Business

- ***No Overnight Parking Signs***

There was a miscommunication concerning the signs, so Dave Pfeifer will go before Town Council on Monday, October 27th to request signs that say “No Overnight Parking 3am-7am”.

- ***Lawn Material Dumpster Bins***

The lawn material in the dumpsters got to Terra Firma and is recycled. This year it cost the HOA \$8,000 due to people using it more often. The Board reminded homeowners that only branches, not trees, should be put in the dumpsters.

- ***Options for Corner Creek Park Improvements***

Homeowners suggested putting in native grasses to save water expenses or a dog park.

- ***Recycling Options***

The recycling center will not bring bins to Cottonwood Park, but there is the option of Curbside Recycling. GTPM will look into whether or not Curbside Recycling will give a discount if a certain amount of residents sign up.

4. New Business

- ***Creek/Ditch Maintenance***

The creek has been causing some issues, so the Board will look into solutions.

- ***Adam’s Canyon Storage Spaces***

- Rent Increase – January 1, 2015
- Delinquent Storage Dues

- If a homeowner is two (2) quarters behind in storage dues, the homeowner will be given a two (2) week notice to pay. If the homeowner fails to pay, he/she will lose their storage space. The homeowner will then receive a notice that states he/she has two (2) weeks to remove their items from the space. If the items are not removed, they will be declared as abandoned and removed.

- ***“No Parking” signs on Dandelion Court***

Dandelion Court has issues with parking due to the narrow roads. It was suggested by a homeowner to install “No Parking” signs.

- ***Changes to CC&Rs***

GTPM will send out a survey to homeowners concerning potential CC&R changes. Homeowners can make suggestions on that survey. The Board also suggested creating a committee to discuss and make changes to the CC&Rs.

- ***Election of Directors***

A motion was made to elect Brad Schroeder, Margaret Gordon, and Dwight Reppa for a 2-year term and Kelly Poborsky to fulfill the remaining 1-year of Carolyn Burke's 2-year term, Ann Bigler seconded, and there was no objection.

The current Board of Directors is as follows:

Dave Pfeifer, President – term up in 2015

Kelly Poborsky – term up in 2015

Brad Schroeder – term up in 2016

Margaret Gordon – term up in 2016

Dwight Reppa – term up in 2016

5. Other Business

The land across from Smiths is potentially being developed. The HOA does not have a stance, but homeowners can voice their opinions.

6. Adjournment

With no further discussion, the meeting was adjourned at 8:00pm.

Respectfully submitted,

Brealyn Landis, Homeowner Association Manager
Grand Teton Property Management