

**10 & 20 Pioneer Lane HOA
Conference Call – Annual Meeting
Tuesday, February 4, 2014
2:00 PM**

Participants:

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

1. Meeting participants reviewed minutes from January 22, 2013 – conference call.
2. Barb reviewed the expenses from January 1 – December 31, 2013. Barb presented the Budget for 2014
Dues not to be raised, left at 2013 charges:
Pioneer 10 = \$1527.50/month
Pioneer 20 = \$1410.00/month
Discussion: Property Tax for Common Area
CES is not exempt from property tax.
3. Monte moved to approve the 2013 Budget, Pat gave the 2nd. All were in favor. Motion passed.
4. Information to complete Taxes for the HOA for years 2010, 2011, 2012, 2013 have been recently handed off to Susan Rowe at Wilkinson and Associates from Leavell and Associates.
5. Monte moved to have Gus the Gutterman install downspouts for both buildings to prevent water drainage and sidewalk issues. Motion passed.

6. Barb brought up the discovery of the Fire Resistant Paint failure on the metal beams at the property. She presented the facts that she had discovered and recommended that they engage a professional to see if “product failure” is a legitimate pursuit. Monte has connections in Denver and will forward on Barb’s findings and information to discuss with these parties. The paint is extremely expensive and the prep to address the problem would also be messy and expensive. If it is the fault of the paint manufacturer it would be beneficial to have them carry the that expense.
7. All board members approved the transfer of the \$2700.00 reserve amount to be transferred to the Bank of Jackson Hole as budgeted in 2013.
8. We discussed the next 10 & 20 Pioneer HOA meeting and it was decided that January 2015 would be scheduled.
9. Meeting adjourned.