

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

**2014 Annual Meeting Agenda
July 28, 2014
3:00 PM
Home of Louise Koegler
4755 River Hollow Drive**

1. **Attendance**

Lot 1 Sanders- present	Lot 7 Manion- proxy (to David Hardie)
Lot 2 Hardie- present	Lot 8 Sieradski- proxy (to David Hardie)
Lot 3 Sheue- present	Lot 9 Koegler- present
Lot 4 Ferazzi/ Hammett- present	Lot 10 Bent- proxy (to Marla Peters)
Lot 5 Wall/Henderson- present	Lot 11 Shepherd- present
Lot 6 Haney- present	Lot 12 Peters- present
Demerie Northrop - GTPM	

2. **Call to Order 3:12**

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 2013 Annual Meeting Minutes**

With the removal of the sentence under new business, Gary moved to approve the annual minutes from 2013. Ann seconded the motion and all homeowners voted in favor.

5. **Financials**
 - a. **Review of the 2014 Year-to-Date Income and Expenses.**
 - b. **Discuss need for continuing assessment**
 - c. **Discussion of reserve account**

After a review of the 2013/2014 financials there was a line-by-line discussion of the proposed 2015 budget. With no legal fees anticipated, that line item will be changed to \$0. The head gate repairs will be decreased to \$500. Meeting expenses will be reduced to \$100. Office supplies will be reduced to \$150. Snow removal will be increased to \$2,200. There was a discussion concerning the need to build up the maintenance reserve account, as the bridge work depleted it. Ann moved to increase the dues in 2015 to \$2,000 per lot with \$12,000 being earmarked for the reserve account. Louise seconded the motion and all voted in favor with one homeowner

opposed. This will be revisited at the next annual meeting. Homeowners also agreed that any additional excess in the operating account be moved to the maintenance reserve account at the end of the year.

6. Old Business

a. Bridge Report/Update

The bridges were repaired last year by Travis Karns Log Construction out of Victor, Idaho. The planks were replaced and treated and the structure was examined thoroughly throughout the process looking for evidence of deterioration and the need to shore up any weakened structural pieces. The bridges all weathered well, with only a few nails needing to be pounded in. The snowplow company will continue to be reminded during snow season to take more care when plowing the bridge that they not scrape or damage the planks.

b. Water Committee Report

David gave homeowners a summary of the “River Springs” and “Rendezvous River Park” history. The area north of Highway 22 was designated to be a subdivision like River Hollow. It was then used as a gravel pit and has been purchased by Rendezvous River Park to become a water park for public use. There is a head gate under Highway 22 from where water from the Snake River flows and runs through the culverts into River Hollow. The river water is pulled through a siphon which is currently damaged. Rendezvous River Park has plans to have Owens Construction repair the siphon in the fall when water levels are low. This work should increase the flow of water from the current 6 cfs to close to original flow levels of 20-25 cfs.

GTPM will have the 2 culverts cleaned out and will coordinate the location of these with Scott Shepherd. This will need to be done every spring going forward.

c. Signage

Eddie reported that the no hunting signs seemed to be effective. There are still a lot of people trespassing. The private property sign on the bridge is being ignored. Gary Sanders continues to have tourists looking for moose in his yard and had a Christmas tree chopped down over the winter. GTPM will place an additional sign on the other side of the bridge concerning no hunting and no firearms. GTPM will also price having a new sign created, or add on to the existing entrance sign to state: “Private Property. Residents Only.” This sign -- or addition to the existing sign -- will be the same style and size as the current sign and will match aesthetically.

d. Road condition

The tree roots are continuing to erode the road and are creating cracks and potholes. GTPM will get an estimate to have the cracks sealed and the road sealed as well. In addition, GTPM will hire a company to saw cut along the asphalt road to kill the roots of the trees. This should not harm the trees. In addition, GTPM will hire a company to do weed spraying along the road side and along the easement pathway by Eddie’s house that goes to the dyke.

e. How to handle existing rule infractions

Everyone seems to have some rule that they are violating. After discussion, neighbors would ultimately like to have a conversation with one another in an effort to foster good neighbor relations and open dialogue so the annual meetings don’t become so hostile and negative.

f. Guest house discussion

Dawn apologized to everyone for the rental situation last year at her guest house. The county has been working with her diligently to follow the guidelines which she is now doing. She is struggling with her property management company as they are not responsive to her requests. She has assured the homeowners of River Hollow that she has no intention of violating County rules and wants to be 100% compliant.

David moved to accept proposal (a) in the revised covenants that forbids the rental of all guest houses. 8 homeowners voted to approve this policy, 4 homeowners voted against it. To amend the covenants requires a 75% approval which is 9 homeowners. After a vote to permit guest house rentals according to Teton County Regulations only (option b in the revised CC&Rs), the final vote was

9 in support and 2 opposed and 1 abstained vote of rentals per Teton County regulations in effect as of the meeting date. This is the path the homeowners will follow in ratifying the amended covenants.

g. Vote on revised CC&Rs

Mike Peters wanted some discussion about the proposed covenants. He brought up open burning and the storing of commercial equipment. He is also concerned about the enforcement aspect of the CC&R's. The existing covenants are stricter than the proposed amended version and if all the neighbors will continue to have an open dialogue with one another concerning any grievance, things should go smoothly.

A ballot will be sent to all homeowners with a clean copy of the CC&Rs now that the rental questions have been answered. All ballots must be signed, notarized and returned to GTPM for a final vote.

7. New Business

No discussion

8. Election of Board Members

With Eddie Wall and David Hardie's board positions expiring, Cap Haney, Eddie Wall and Scott Shepherd were nominated to sit on the board of directors. After a secret, written ballot Eddie and Cap were elected to the board for 2-year terms.

At the board meeting following the annual meeting, the board voted to have Dawn Sheue remain as President and Marla Peters to continue in her role as Secretary/Treasurer.

9. Adjournment 6:48