

**Creekside Village Homeowners Association  
Grand Teton Property Management  
P.O. Box 2282, Jackson, WY 83001  
(307) 733-0205, Fax (307)733-9033**

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**2014 Annual Members Meeting Minutes  
February 5, 2014, 5:30 PM @ The Virginian Lodge**

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**1. Attendance**

Carol Bower  
Kurt Gries  
Mark Kuhn  
Eric Stibal  
Nancy Weeks  
Julie Plingst  
Erika Berry  
Jennifer Bailey  
Mark Edinger  
Brian & Dawn Reid  
Sandra Murphy  
Megan Smith  
Amy McCarthy

**By Proxy:**

Daniel Meyers  
Somyat Sonsakda  
Marguerite Guardado  
Paula Schmidt  
Eugene & Patricia Rybak  
Don Jeske  
Louis Hickman  
Joseph Rivera & Laura Werner  
Julie Barker  
Charles Atwater  
W. Britt Smith  
Janet Poteet (2 units)  
Judy Legg

**Others present:**

Tina Korpi                      Grand Teton Property Management  
Rachel Block                      Grand Teton Property Management

**2. Determination of Quorum**

With 27 units present either in person or by proxy, it was determined there was a quorum.

### **3. Reading and Approval of the 2013 Annual Members Meeting Minutes**

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

### **Financials**

### **4. Review of the 2013 Actual Income and Expenses**

Upon reviewing the 2013 Actuals, Rachel stated that the total income was \$181,577.37 and total expenses were \$173,126.23 resulting in an income minus the expenses of \$8,451.14. The maintenance reserve account balance was \$77,238.10 and the operating account balance was \$36,517.50 as of 1/28/14. See attached financials.

### **5. Review of the 2014 Proposed Budget**

Rachel reviewed the 2014 proposed budget with the members present and stated that the Board is recommending raising homeowner's dues for 2014 in order to keep up with operating expenses and build up the maintenance reserve account. Upon reviewing the 2014 Proposed Budget, Carol moved to approve the budget with an increase in dues to \$600 per quarter. The motion was seconded by Jennifer. Vote: All in favor. See attached financials for the approved 2014 budget.

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### **6. 2013 Completed Maintenance Projects**

#### **a. Exterior painting – (doors and remaining trim to be completed in spring 2014)**

C&C Painting worked throughout the summer and fall to paint all the exterior of the buildings. In the summer of 2014, they will complete painting of the trim, garages and front doors. The board will perform a walk-through to make sure it is completed to the specifications outlined.

#### **b. Deck Replacements**

Tina stated that deck replacements took place in the summer of 2012.

### **7. Future Maintenance Projects**

#### **a. Deck Replacement**

The HOA will continue replacing any deck that is need of replacement in the summer of 2014.

#### **b. Irrigation installment**

Bids were obtained for the installment of an irrigation system. The cost to complete will roughly cost \$110,000. The HOA will need to plan for this project as the maintenance reserve currently does not have enough funds to support this project.

#### **c. Removable speed bump installation**

The HOA will be purchasing speed humps to place in four areas of the parking lot in order to help mitigate speeding throughout the property.

#### **d. Siding Replacement**

There was no discussion on this topic. This will be a future project for the HOA.

### **8. Other project discussions**

#### **a. Natural gas installation (costs)**

At the 2013 annual meeting, it was requested that the HOA obtain bids to install natural gas throughout the property. In doing so the HOA found that the cost to complete will be a very expensive project. The cost for Lower Valley to install the main lines will cost \$49,500-\$55,000. This does not include asphalt cutting/repair, fence removal/replacement, deck removal/replacement, etc. (this cost is unknown). In addition, of the 77 units only 27 have crawl spaces and the other 50 units sit on a foundation slab. The

cost to bring a service line from the main line to the outside of each individual unit with crawl spaces only is estimated to cost \$700 per unit. The cost to bring the line directly into the unit will be a cost to the individual owner and is unknown at this time. The cost to add lines to the foundation slab units is unknown at this time but suspected to be very high. No further discussion on this topic.

## **9. Review of Rules and Regulations**

### **a. Animal Control**

Tina stated that renters are NOT allowed to have animals. She also asked that residents make sure to pick up after their animals.

### **b. Parking**

The members discussed the issue of parking at length. GTPM encouraged residents to contact them in the event they notice that a unit that is violating the rules of parking by emailing [gtpm@wyom.net](mailto:gtpm@wyom.net). GTPM will continue to monitor the parking with the help of residents.

Tina stated that there have been engineering reports completed in order to possibly change the parking to assigned parking. The HOA did not make changes to this at the time the report was presented. The members also discussed the possibility of removing “overnight” from the no overnight parking which currently allows for people without a parking permit to park in the lot. This change will make it easier on GTPM to know which vehicles are allowed to be parking in the lot because each vehicle will need to display a parking permit. The HOA will continue these discussions in order to try and make the parking better for the Creekside property.

### **c. Reminder of process for any architectural change**

Tina reminded the owners that if they want to do any sort of architectural change inside or outside of their units that they must first contact Grand Teton Property Management so the Board of Directors for Creekside can review and approve any proposals prior to construction.

## **10. Election of Directors**

The 2013 Board of Directors consisted of Mike Kraft, Kurt Gries, Mark Kuhn, Nancy Weeks and Eric Stibal. All of the 2013 board stated that they would be willing to serve for another year. Amy McCarthy also nominated Megan Smith. Each nominee introduced themselves and discussed how they might be effective for the HOA. Ballots were administered to all the owners present and votes were calculated. The 2014 Board of Directors consists of:

Mike Kraft, Kurt Gries, Mark Kuhn, Nancy Weeks and Eric Stibal

## **11. Other**

### **a. Creek flooding**

The members along with GTPM representatives discussed this topic at length. Tina explained the ways that the HOA worked to mitigate the flooding in 2013-14 and the ways that the HOA will work to prevent the flooding in the future.

## **Adjournment**

With no more discussion, the meeting was adjourned.

Respectfully submitted,  
Rachel Block  
Grand Teton Property Management