

**EAGLE VILLAGE HOMEOWNERS ASSOCIATION  
GRAND TETON PROPERTY MANAGEMENT**  
P.O. BOX 2282 Jackson, WY 83001  
(307) 733-0205

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**2014 ANNUAL MEETING MINUTES**

*April 17, 2014*

*12:00 PM*

*The offices of Grand Teton Property Management*

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**1. Attendance**

**Dan Marino (2 units)**

**Chuck McCarthy**

**Karen Brennan**

**Scot Mattheis**

**Kirsten Klien**

**Jeff Vest**

**Lisa Reeber**

**Virgil Nethercott**

**Louis Wang**

**Doris Bystrom**

**By Proxy:**

**Tom Evans (2 units)**

**Gerald Boas**

**Jeannie Staehr**

**Greg Prugh**

**Neil Loomis**

**Carol Robison (2 units)**

**Jan & Rod Pennington**

**Thomas McClung (2 units)**

**Robyne Befeld**

**Betty Lyell**

**Helmut Thalhammer**

**Brad Herbel**

**Maureen Trautman**

**Kym Rupeiks**

**Frances Van Houten**

**Carl King**

**Others present:**

**Tina Korpi, GTPM**

**Rachel Elliott, GTPM**

**2. Call to Order**

Rachel called the meeting to order.

**3. Determination of Quorum**

With 134 votes present either in person or by proxy, it was determined there was a quorum.

**4. Reading and Approval of 2013 Annual Meeting Minutes**

Chuck moved to approve the 2013 annual meeting minutes as written. The motion was seconded by Lisa. Vote: All in favor.

**5. Review of the 2013 Income and Expenses**

Rachel reviewed the 2013 income and expenses pointing out the total operating income of \$151,739, the total operating expenses were \$150,200; amounting to a net income of \$1,538. The operating account balance was \$5,469 and the maintenance reserve account balance was \$85,598 as of 1/31/14. See attached financials.

**6. Review of the 2014 Proposed Budget**

In order to keep up with increasing operating costs, it was recommended that the dues be raised by 10%. Lisa Reeber moved to approve the 2014 budget and the 10% increase in dues for 2014. The motion was seconded by Scot. Vote: All in favor.

**7. Old Business**

**a. Exterior staining – special assessment**

Rachel stated that 4 contractors were contacted in order to receive bids for exterior staining. Only one bid was received and the price seemed high at \$98,000. In 2008 the project was completed for less than \$40,000. GTPM will work to make sure all bids are received and then will work with the board on budgeting and implementing a special assessment to each owner in order to off-set some of the cost to complete the project.

**b. Dogs - clean-up issues**

Rachel explained the issues that have been ongoing in the common areas of the property with dogs being allowed to roam free therefore urinating/dropping waste matter within the hallways/stairs. The members stated that the issue has improved within the last month and a half but would like to see a better plan for dealing with these issues moving forward.

The Board and GTPM will work to find out where pets are residing and will make sure that owners have control of renters (and their dogs/pets) at all times. The topic of not allowing renters to have pets was also discussed but it was decided to not change the rule at this time. All owners will need to make sure that they ask the Board of Directors for permission for their renters to have pets.

**c. Clean up of parking garage / Bike Rack Room**

The members requested that deck/balcony clean up also be added to the list. Rachel reminded all present that all parking spaces should be kept clean as well as the bike rack room and deck areas. GTPM will continue to send letters and remind all owners of the rules of the HOA.

**8. New Business**

**a. Election of Directors**

Rachel stated that Jenna and Todd's positions were up for re-election. Dan nominated Todd to serve on the Board for another term. Chuck nominated Louis Wang. Scot Mattheis voiced an interest in serving as well. Ballots were administered to all owners present and it was voted that Todd and Scot would serve on the Board.

These are the following directors and the end of each of their terms:

Dan Marino- term expires 2015.

Karen Brennan – term expires 2015.

Jeannie Staehr – term expires 2016.

Chuck McCarthy – term expires 2016.

Todd Seeton- term expires 2017.

Scot Mattheis – term expires 2017.

**9. Other**

**Ballast lights –**

Dan stated that if the ballast lights are not properly handled and the light bulbs are not properly installed, that it can significantly shorten the life of the “expensive” bulbs that need to be purchased. GTPM will look into options to make sure these are properly handled moving forward.

**Cleaning of the common areas-**

The members voiced their appreciation towards the new cleaning company and the great job they have been doing since being hired. The cost has increased but it is showing in the service being provided.

**Fire alarm system-**

Virgil with Electronic Services will be supplying the HOA a bid to manage the fire alarm system.

**Report of the board-**

Louis requested that a “report from the Board” be supplied at next year's meeting.

**10. Adjournment**

With no further discussion, the meeting was adjourned.

Respectfully submitted,  
Rachel Elliott, GTPM