



2014 budget that can be adjusted and several line items that can be removed. There was extra money in the operating account at the end of the year that the board voted to move into the maintenance reserve account.

Lisa McGee moved to approve the 2014 budget with the suggested changes discussed throughout the meeting. Chris Colligan seconded the motion. All homeowners voted in favor.

Tina Korpi also mentioned the idea of having a reserve study conducted for the Jackson Hole Golf and Tennis HOA. It would enable the board to see the cost and life expectancy of its assets and to help create a long term plan for maintenance reserve funds. It also offers some funding options in the event that an asset will need to be repaired or replaced. It is similar to a business plan, as it is a thorough analysis of the HOA's assets. Pat Michael moved to spend up to \$2,500 to conduct a reserve study. Jason Williams seconded the motion and all homeowners voted in favor of it.

## **6. Board Elections**

Pat Michael and Jason Williams both expressed interest in the available 3-year board position. They both wrote a brief paragraph to the neighbors expressing their interests in the open seat. After the vote, Jason Williams was elected to remain on the board for three more years. A big thank you is extended to Pat for wanting to step up and take a turn on the board. The current board structure will ensure a new board member will be elected at every annual meeting for a three-year term so there will be two remaining members and one new member each year.

## **7. Old Business**

### **a. Gutters**

There has been great feedback concerning the effectiveness of the gutters and heat tape that were installed. The board will see if there is much interest in people installing gutters on the back of their units (at their own personal expense) in the year to come. At this time the board feels that the HOA has met its commitment on addressing the gutter issues, but if individual homeowners have desires to have them installed we "pre-approve" the work by the same contractor using the same materials. This would allow for continuity in product, quality and color. The cost of gutter installation came in slightly over budget because more homeowners were interested in having gutters and heat tape than initially anticipated. Pat expressed interest in maybe having a gutter if it could be installed over an arbor or trellis as opposed to down into a trench. Any modifications such as this would have to go through the board approval process. The board will send out an inquiry this spring/summer on a group request for work.

### **b. Lawn Care**

The expense for lawn care was much lower than the budgeted amount. We worked closely with the landscapers last summer and modified the mowing and watering schedule. There were still areas that experienced wet and marshy areas and others that had dry, brown spots. In August, everything seemed to be more balanced and a happy medium was found. Homeowners are asked to direct any concerns about their yards to the board rather than to the landscapers directly.

## **8. New Business**

### **a. Watchguard Monitoring Options**

The current fire monitoring service uses two phone lines and costs \$5,624 per year. There is a new service available which uses a cellular line. The cost of this new option will be \$3,960 creating an annual savings of \$1,664. The cost to install the new service will be \$2,994 (or \$499 per building). It will eliminate the two phone lines but homeowners will not see a change in functionality or alerts. Chris Colligan moved to switch to cellular monitoring. Ted Benson seconded the motion. All homeowners voted in favor.

b. Wildlife Reminders

Homeowners were given a reminder that they are obligated to abide by county regulations concerning wildlife. Birdfeeders can be placed outside from April 1 – November 30. It must be 10' high and 4' away from the building. The board would also like to remind homeowners not to be proactively feeding the wildlife. Please be sure to clean up pumpkin remnants from the fall and keep Christmas lights out of trees due to possible entangling problems. The rules and regulations will be more strictly enforced in the coming year.

c. Online invoicing

GTPM has changed accounting programs and is now offering online invoicing and payment options. Look in future invoices for information about “opting in” to receive your bills via email.

d. Window Cleaning

Jason Williams will be checking into the prices to have exterior windows cleaned professionally. Once he receives an estimate, he will circulate the cost to all homeowners and see if there are other people interested in having their windows professionally cleaned. The hope is that if enough people are interested, a discount will be given.

e. Other New Business:

~ Steffan has been in communication with local legislators to have something done about the cost of the sewer system. Homeowners are currently paying \$80 per month for sewer and would like to see the state provide some regulation to keep that expense in check.

~ The dumpster is an ongoing issue within the neighborhood. The board will make it a point to look into renovating or redoing the gate. Pat Michael suggested something similar to the Teton County Library with chain link and slats. The homeowners would like to see something that is easier to open. The HOA will look into this.

~ There is a new form the board put together with the help of Teton County Housing Authority and the attorney for the HOA. It should help homeowners through the process of renovating their units. The approval will go through the board first with the help of the checklist that all homeowners were given in the fall. Steffan Freeman wondered about whether the process needs to be done retroactively. It would be nice to have an accounting of any remodeling or renovations that have been made in individual units to date. The HOA will investigate if and how to proceed on this recommendation.

**9. Adjournment 7:00**