

Snow King Village Homeowner Association
Grand Teton Property Management
P.O. Box 2282
Jackson, WY 83001
307-733-0205 Fax 307-733-9033

2014 Annual Homeowners Meeting Minutes
May 21, 2013 at 12:00 PM
The Offices of Grand Teton Property Management

1. Attendance

Gayle Roosevelt	65
Mike Donovan	85, 86
Sheri Bickner	43
Mary Widener	84
Ila Rogers	45, 62
Bob & Suzy Lynch	44
Jeff & Glenda Lawrence	82
Teri Davis	83

By proxy:

Greg Von Doersten	46
Scott Livingston	61
George Sterchi	41
Peter Schaefer	66

Owners Not Represented:

David Moll	64
Kevin Cochary	63
Kevin and Stacey Gries	81

Other present:

Rachel Elliott, GTPM
Tyson Slater, Shaw Construction

2. Determination of quorum

With 14 units present either in person or by proxy, it was determined there was a quorum.

3. Call to Order

Rachel called the meeting to order.

4. Reading and Approval of the 2013 Annual Meeting Minutes & Special meeting minutes

The members reviewed the 2013 annual meeting minutes and the July 22nd meeting minutes. Ila moved to approve both meeting minutes. The motion was seconded by Mike. Vote: All in favor.

5. Review of 2013 Actuals vs. 2013 Budget

Rachel reviewed the 2013 actuals with the members present pointing out that the total operating revenue was \$74,585 and the total operating expenses were \$77,500; amounting to a net loss of <\$2915>. The operating account balance was \$39,626 and the maintenance reserve account balance was \$22,468 as of 4/30/14.

6. Review of 2014 Proposed Budget

The members reviewed the 2014 proposed budget. Ila moved to approve the budget as presented with no increase in dues. The motion was seconded by Glenda. Vote: All in favor.

7. Old Business

a. Upgrade Project (siding, stairs, decks, etc...)

Tyson with Shaw Construction was present to discuss the status of the siding project. Jeff Lawrence stated that the project was definitely a big challenge for the winter months but the construction is very close to being completed and residents can really start enjoying it for the summer. Tyson stated that exterior lights are coming and other items such as steel painting will soon be completed. Landscaping items will then be addressed that will involve grading around the buildings and decks. The Board and members present thanked Jeff Lawrence for all of his time and effort that he put in toward this project.

b. CC&R Revisions

The Board stated that the HOA attorney is working on a draft follow-up to the CC&R's that will soon be distributed to all the owners for their review.

The new CC&R's will state that decks and windows are the responsibility of the owner.

c. Clean up of common areas

The HOA and Shaw Construction will continue cleaning up from the construction this winter.

The Board requested that owners make sure to ask their residents to clean up their areas and decks to keep clear of clutter.

8. New Business

a. Election of Directors

Rachel with GTPM and the members present thanked the Board (Sheri Bickner, Mike Donovan and Glenda Lawrence) for all of their volunteered time and effort that they put towards the renovation project. All 3 stated that they would be willing to serve again so that they could finish the renovation project that they have been so involved in. Gayle moved to re-elect Sheri Bickner, Mike Donovan and Glenda Lawrence. The motion was seconded by Teri. Vote: All in favor.

9. Other

- The members discussed the issue with tenants and other local traffic coming through Aspen Drive leaving items such as couches, tv's and other furniture in or beside the dumpster. This is costing the HOA in dump run fees and in labor. The members discussed the possibility of building a trash enclosure. Other options discussed were security cameras and/or signage. No further discussion on this topic.

10. Adjournment

With no further discussion, the meeting was adjourned.

Respectfully submitted,
Rachel Elliott, GTPM