

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

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2015 Annual Homeowners Meeting Minutes  
May 13, 2015 at 1:00 PM  
The Offices of Grand Teton Property Management

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1. Attendance

Sheri Bickner	43
Mike Donovan	85, 86
Gayle Rosevelt	65
Mary Widener	84
Ila Rogers	45, 62
Jeff & Glenda Lawrence	82
Greg Von Doersten	46

By proxy:

Scott Livingston	61
George Sterchi	41
Teri Noelle Davis	83
Bob & Suzy Lynch	44

Owners Not Represented:

Kevin & Suzanne Cochary	63
David Moll	64
Peter Schaefer	66
Kevin & Stacy Gries	81
Amy Widener	84

Other present:

Tina Korpi & Lisa Miedema, GTPM

2. Determination of quorum

With 13 units present either in person or by proxy, it was determined there was a quorum.

3. Call to Order

Lisa called the meeting to order at 1:10pm

4. Reading and Approval of the 2014 Annual Meeting Minutes.

The members reviewed the 2014 annual meeting minutes. Gale motioned to approve the minutes. The motion was seconded by Ila. Vote: All in favor.

5. Review of 2014 Actuals vs. 2014 Budget

The members reviewed the 2014 income statements, Sheri motioned to approve the 2014 financial, and Ila second, vote: all in favor

6. Review of 2015 Proposed Budget

The members reviewed the 2014 income statements, Sheri motioned to approve the 2014 financial, and Ila second, vote: all in favor

7. Old Business

- a. Retaining Wall: the annual report by Nelson Engineering showed minimal movement and not concerning. The HOA will continue to have Nelson Engineering do a yearly report on the wall, and also have G&S Surveyors to do a yearly report as well. These reports will be done in the Spring by G&S and Fall Nelson Engineering, May and October
- b. Siding Project: The board is still holding back the final payment to Shaw pending one issue that Shaw is following up on. Once this is complete the board will release the final payment.

8. New Business

- a. Election of Directors

All board members are on a one year Term and are up for reelection. Glenda motioned to nominate Sheri, Mike 2<sup>nd</sup> the motion, Sheri nominated Michael and Jeff, Greg 2<sup>nd</sup>, vote: all in favor.

- b. Rules & Regulations: the HOA reviewed draft Rules & Regulations, Lisa explained that if they choose to adopt these Rules & Regulations we would vote on the draft and if approved the board will adopt a Resolution drafted by Frank Hess to put the Rules & Regulations in place. Once the Resolution has been approved and signed by the board GTPM will send a letter and copy of the Rules & Regulations stating that they are now in effect and will be enforced 30 days after the date of the notice. After review and discussion of the drafted Rules & Regulations Gayle made a motion to allow the board to approve and adopt the Rules & Regulations, Greg 2<sup>nd</sup> the motion, vote: all in favor.

- c. Landscaping and Parking lot bids: Sheri asked that these two items be moved to the agenda to the next board meeting as they obtain more information regarding all the bids. Greg 2<sup>nd</sup> this motion, vote: all in favor.

- d. Review of the draft CC&R's: Sheri communicated that she would like to see the changes that were addressed from the previous attempt of revising the current CC&R's and resent out for review. Lisa from GTPM will email the update draft out to all of the members. The board would like to get the CC&R's out for an official vote within the next 60 days. During the discussion about CC&R's Gayle brought up how to sell the units with the Assessment due. Lisa reviewed how the CC&R's currently state regarding assessments, explaining that the assessment may be passed on to a buyer upon complete disclosure of the Assessment and clear transfer in the closing documents. Tina suggested based on the Bank's and Attorney's opinion as well as other HOA's that have special assessments, that adopting a Resolution specifically outlining the payment options for the assessment, including what happens due to a sale of a unit, a refinance or paying off the assessment early. After discussion of the selling options and pay down/off options were discussed, it was suggested that the HOA adopt a resolution outlining the payment options, closing options, as well as a pay down/off option once a year. Sheri motioned to adopt a Resolution about the assessment, Greg 2<sup>nd</sup> the motion, vote: all in favor.

9. Other: The members were reviewing the financials and noticed that the Trash removal bill is continuing to climb, as a resolution they asked to call West Bank Sanitation and inquire about the possibility of obtaining a lock for the dumpster to prevent the neighborhood from continuing to use the dumpster.

10. Adjournment

With no further discussion, the meeting was adjourned at 2:40pm.

Respectfully submitted,  
Lisa Miedema, GTPM