

COTTONWOOD PARK HOMEOWNER'S ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
PO Box 2282, Jackson, WY 83001
(307) 733-0205 – Fax: (307) 733-9033

2015 Annual Homeowners Meeting Minutes
October 27th, 2015 at 6:30pm
Cottonwood Park Community Center

Attendance:

Present (30): Patrice Banks, Tara and Bodean Barney, Ann Bigler, Jim Brown, Jeannine Brown, Phil Cameron, Dawn Dunlap, Chris Erickson, Samuel Fitz, Claudia Gillette, Darilyn Holding, Dennis Jesse, Lene Jordan, Ruslan Khusainov, Daniel Land, Adam and Victoria Mates, Stephen Melanson, Robert Snider, Kathy Tompkins, Jill Veber, Rhonda Watson, John Wilson, Shanna Workman, Dave Pfeifer, Margaret Gordon (2), Kelly Poborsky, Dwight Reppa, Brad Schroeder

Present by proxy (33):

Proxy to Shanna Workman: Dale Dawson

Proxy to Dwight Reppa: Jim and Lori Findlay

Proxy to Donna Bauer: Debra Wuersch

Proxy to Tricia Freeman: Barry and Janice Skinner

Proxy to Dennis Jesse: Linda Hazen (2)

Proxy to Dave Pfeifer: Armond Acri, Dave and Cindy Brackett, James and Susan Branston, Donna Clark, David and Nancy Dunlap, Marilyn Ednie, Alan and Wendy Farnsworth, Robbi Farrow, Lela Hebbard, Deirdre Herbert, Charlotte Higgins, Mark and Julie Hodges, Monte and Kay Humann, Kroger Family Trust, Stephen Lottridge, Linda Macgregor, Janet Munro, Leroy Nethercott, John and Diane Oglietti, Michele Pickerill, William and Janice Smith, Stephan and Shannon Stec, Gerald and Maryann Tapp, Robert and Yvette Werner, Philip and Erin Wickiewicz, Bill and Carol Woodward, Shelby Wyckoff

Quorum present? Yes. There were sixty (63) units present in person or in proxy.

Others present:

Grand Teton Property Management (GTPM): Tina Korpi, Tricia Freeman

1. Call to Order

President Dave Pfeifer called the meeting to order and introduced the other board members as well as Tina Korpi and Tricia Freeman with GTPM.

2. Reading and Approval of the 2014 Annual Meeting Minutes

John Wilson moved that the 2014 Annual Meeting Minutes be approved, Daniel Land seconded, and there was no objection. *The 2014 Annual Meeting Minutes were approved as presented.*

3. Financials

- ***Review of 2014-2015 Actuals vs. Budget, Review of the Maintenance Reserve Account, Review of the 2015-2016 Proposed Budget and Proposed Dues Increase, and Review of Current Account Balances – Tina Korpi***

Tina Korpi reported that the total operating revenue for October 2014-September 2015 was \$159,609. The total operating expenses for October 2014-September 2015 were \$167,435, having a net loss of \$7,826 for the fiscal year.

The Board reported that the proposed 7% dues increase did not have enough votes to pass. The Board decided instead to increase annual dues by 5%, as allowed in the CC&R's. The annual homeowner dues will therefore be increased from \$150 a quarter to \$157.50 a quarter. Storage unit fees will increase from \$20 a month to \$25 a month starting October 1, 2015.

The current account balances as of September 30, 2015 are \$4,005.30 in the operating account and \$64,457.10 in the maintenance reserve account.

Phil Cameron moved to approve the 2015-2016 proposed budget, Jill Veber seconded, and there was no objection. *The 2015-2016 budget was approved.*

- ***Review of the 10-year plan – Tina Korpi***

Tina Korpi spoke to the 10-year plan, which, for 2016, includes having a capital reserve study completed, re-painting the outside of the community center, re-mulching and repairing areas of the playground, and if needed, replacing the water well.

4. Old Business

- ***New Parking Signs***

Dave Pfeifer announced that eight new 72 hour parking signs had been installed throughout the Corner Creek side of the community.

- ***Lawn Material Dumpster Bins***

The Board conveyed that the branch dumpster had been removed at the beginning of October, as the expense had gone over budget. They announced that the leaf dumpster would remain available for use until the middle of November, or whenever the majority of leaves had fallen. Since the dumpsters had both been used a great deal throughout the year and into the fall, next year they will both be there from May 1 until October 31.

- ***Adams Canyon Storage – New Spaces***

The Board announced that three new spaces had been created at the Adams Canyon Storage area.

- ***Best Yard Contest Winner***

The Board announced that the Best Yard Contest Winner for 2015 was Kathy Tompkins. She will receive a quarter's worth of free dues. The Board also reminded all homeowners to remember to nominate contestants for the annual contest in the summer of 2016.

5. New Business

- ***Delinquent Payment Fine Resolution***

The Board reminded all homeowners that the new fine resolution went into effect on October 1, 2015. The resolution was mailed out to all homeowners in July 2015 and is also available to view on Grand Teton Property Management's website, www.gtpmgt.com.

- ***Election of Directors***

Jill Verber motioned to re-elect both Dave Pfeifer and Kelly Poborsky a for another 2-year term. Patrice Banks seconded, and there was no objection.

The current Board of Directors is as follows:

Brad Schroeder – term up in 2016

Margaret Gordon – term up in 2016

Dwight Reppa – term up in 2016

Dave Pfeifer, President – term up in 2017

Kelly Poborsky – term up in 2017

6. Other Business

- ***Tribal Trails Connector***

Kathy Tompkins spoke to the potential Tribal Trails Connector Road. She encouraged owners to participate in the meeting held by the county and proposed that the HOA provide links and information on the issue to interested homeowners. The Board invited her to put something together to be printed in the winter newsletter.

- ***Energy Conservation***

Phil Cameron will provide information on this subject to also be printed in the upcoming newsletter.

- ***Creek Flow***

Dwight Reppa spoke to the creek and pond flow situation, stating that since the new culvert had been installed, the creek disappears into the ground under the roadway. This is why the pond has not been filling up per usual.

- ***Design Committee***

Dennis Jesse reminded homeowners to submit any potential changes on their houses to the Design Committee.

7. Adjournment

With no further discussion, the meeting was adjourned at 8:10pm.

Respectfully submitted,
Tricia Freeman, Homeowner Association Manager
Grand Teton Property Management