

**HILLSIDE TOWNHOMES HOMEOWNER'S ASSOCIATION**  
GRAND TETON PROPERTY MANAGEMENT  
610 W. Broadway, Suite 203, Jackson, WY 83001  
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2015 Annual Homeowner's Meeting Minutes  
March 25, 2015 at 12:00pm  
Office of Grand Teton Property Management

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1. Attendance & Determination of Quorum: Quorum Yes

David Park  
Pamela Stockton  
James McNutt  
Diana Brown  
Kyle Mills

By proxy:

Pete Karns  
Betty Terrill  
John Curry  
Jacque Cook  
Nancy Peak  
Kim Hoffman

Others present:

Tina Korpi & Lisa Miedema, GTPM

2. Call to Order: Tina Korpi called the meeting to order @ 12:10pm

3. Reading and Approval of the 2014 Annual Meeting Minutes: Diana moved to approve the 2014 meeting minutes, Jim 2<sup>nd</sup>, Vote: All in favor

4. Financials

- Review of 2014 Actuals vs. Budget: Tina reviewed with the board the 2014 actuals. 2014 actual income was \$78,466. Operating account balance is \$21,006; Maintenance reserve account is \$155,640. There will be a \$5,700 withdrawal from the maintenance reserve account for the back deck staining.
- Review of the 2015 Proposed Budget: Tina reviewed the 2015 proposed budget, as well as, two proposals of dues increase. Board decided to not approve a dues increase at this time. Dave motioned to approve the 2015 proposed budget, Pamela 2<sup>nd</sup> the motion, vote: all in favor.
- Review of the 10-year plan  
Tina suggested looking into a Capital Reserve study.

5. Old Business

- 2014 Projects

- Exterior staining of west side of buildings, all horizontal beams, & all fascia
- Fixed hole in the roofline at unit 624 – completed 7/29/14

## 6. New Business

- 2015 Projects
  - Exterior staining of ½ the buildings and needed decks  
Franklin painting will be staining the east buildings and the back decks this summer.
  - Repairing of manholes  
The board is waiting to review bid from Westward Curtis to compare with Yellow Iron excavation.
  - Sealing & striping of parking lot  
This will be completed after the manholes are repaired.
- Election of Directors  
The Board of Directors for 2014 was David Park, Rusty Brown, Jim McNutt and Pamela Stockton. David and Jim are both up for re-election. Diana moved to re-elect David and Jim, Kyle second the motion, vote: All in Favor

The Board of Directors of 2015:

David Park - up for re-elect in 2017

Rusty Brown - up for re-elect in 2016

Jim McNutt - up for re-elect in 2017

Pamela Stockton – up for re-elect in 2016

## 7. Other Business

The board would like to research the impact the Alarm system has on the HOA insurance policy and possible move to cancel the service for the 2015 year. Lisa from GTPM will inquire the effect it has on the insurance and report her findings to the board.

The front deck at unit #696 needs to be examined for sagging in the NW corner of the deck. Lisa has requested bids on the repair needed.

The trees in front of the units owned by the town are falling down and need to be looked at. They would also like to ask the town if they could get more trees planted to block the bus barn. GTPM will make some calls to the town and see if we can get any of this to happen.

The homeowners have also requested a cost analysis in regards to renting out the units.

## 8. Adjournment

David moved to adjourn the meeting at 12:55pm, vote: All in favor.