

**Northeast Forty Homeowner Association
Grand Teton Property Management
P.O. Box 2282
Jackson, WY 83001
307-733-0205 Fax 307-733-9033**

**2015 Annual Meeting Agenda
June 9, 2015 @ 5:00pm
The Offices of Grand Teton Property Management
610 W. Broadway, Suite 203
The Centennial Building**

1. Attendance

Northeast 40

Lee Naylon

Jake Hanson

Joan Crittenden

Martha Maddox

Liz Gilliam

Wayne Dewall

William Schreiber

Anne Riddell

Paul Clementi

GTPM

Tina Korpi

By Proxy:

Michael Quinn

Reid Fowler

2. Determination of Quorum

With 11 members present or voting by proxy, it was determined that there is a quorum.

3. Reading and Approval of the 2014 Annual Meeting Minutes

The members present reviewed and approved the 2014 annual meeting minutes as written.

4. Financial Review

a. Review of 2014 Actual Income and Expenses vs. 2014 Budget

Tina reviewed the 2014 actuals versus the 2014 budget.

b. Review of 2015 Proposed Budget

The members reviewed the proposed 2015 budget. Paul made a motion to approve the budget with a 5% dues increase. Bill seconded the motion. The vote was all in favor.

5. New Business

a. Tennis Court removal

The members present discussed the removal of the tennis court. The vote was all in favor to remove the tennis court. Bill will come up with a conceptual plan. Owners are concerned about parking. Improving or adding parking will be discussed later.

b. CC&R Revisions

The board will have a discussion regarding CC&R revisions.

6. Election of Directors

Liz moved to elect Jake, Wayne and Bill as the board of directors. Bill seconded the motion. The vote was all in favor.

7. Other

a. The members present requested that the homeowners are notified when lawn spraying would be taking place.

b. Unit #4 has trees that are on the special use area that need to be removed as they are split.

c. Expansions of the units was discussed. Tina explained it would be difficult to do outside of the building envelope.

Adjournment

With no further business, the meeting was adjourned.

Approved at 2016 annual meeting