

The Palisades HOA
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**Meeting Minutes for the August 3, 2015 Annual Meeting
4 PM Byron Nelson Room at The Teton Springs Lodge and Spa**

Minutes

1. Attendance

Tina Korpi from Grand Teton Property Management (GTPM) called the meeting to order at 4:05 PM. Those in attendance were:

In Person

Buzz Woods (9 units)
Melbourne O'Banion
Caron Edwards
Bart Rich
Laurel Miller
Gary Linger
Jerome Brown
Sharon Brown
Robert Meister
Annis Allen
Richard Allen
Beverly Fisher

GTPM

Tina Korpi
Rob Bacani
Julie Hamby

Via Conference Call

Bob Woods
Wayne Lehman
Justin Quigley
Judd Cummings
Karen LaRosa

By Proxy

Fred Healy

2. Determination of Quorum

It was determined that there was a quorum by those present, those attending via conference call and by proxy.

3. Reading and approval of the 2014 minutes

Those present reviewed the 2014 minutes. Gary made a motion to approve the 2014 minutes, Annis seconded the motion, and the vote was all in favor.

4. Review of Financials

Rob from GTPM reviewed the 2015 budget. Beginning on September 1, 2015, the monthly HOA dues will be increased to \$385 per month per unit in order to keep everything in line with the budget. The maintenance reserve has a balance of \$61,222.00 and the operating account has a balance of \$74,779.00. Bev made the motion to approve the budget with Gary seconding the motion. The vote was all in favor.

5. Board of Directors Report

The board of directors gave their report. They stated they have spent a number of hours on the budget and on the improvements to make sure everything is up to date. The board has done things that are of a benefit including the internet and the Direct TV. They also commented that new weather-stripping was placed around all the outside doors, which should help with heating. There are issues with the parking stalls in the garage, which they have worked on. The garage has been cleaned and washed down. Mats with the Palisades logo have been added and are changed each week. In the process of getting the windows in the common areas cleaned as they could not clean in the spring because, the ground was too soft for the lift.

6. New Business

a. General Building Upkeep

Drain spouts over unit 106 are sagging, and the water overflows the spouts. Homeowners were reminded to please let GTPM know when items need repair so they can get it fixed.

Elevator

The elevator shaft leaks when it rains hard. GTPM will have ThyssenKrupp check on it.

Common Area Cleaning

The common area cleaning was discussed. Brilliantly Done does the common area cleaning. Homeowners commented that the cleaning was inconsistent. After a discussion, GTPM will work with Brilliantly Done on a checklist that will be placed in the first floor janitor closet.

Window Cleaning

The HOA cleans the common area windows and the windows that homeowners cannot reach. The homeowners are responsible for the windows they can reach.

Exterior Lighting

The lights on the exterior of the building do not work. GTPM will work with an electrician to figure out why they are not working. It was asked about ground lights that shine up into trees. Tina explained that exterior lights in Teton Springs had to be down lighting.

LED Lighting

The LED lighting has been ordered and received. It will be installed in the common areas and in the garage as a preemptive action to help cut down on the power bill and maintenance bill, as you do not need to replace LED bulbs as often.

Recycling

Recycling is being looked into. Bob with GTPM is meeting with RAD Recycling to get a quote on recycling service. This may help cut down on the costs associated with garbage.

7. Old Business

Capital Reserve

The capital reserve study has been done, but it is being updated due to maintenance that had been completed.

Utilities

Direct TV is in a bulk package. Unit owners are billed for one HD DVR receiver and the choice package at a cost of \$33.00. This is billed through the HOA. Direct TV bills any programming above this. The bulk package is a substantial savings for the homeowners. Unit owners will be billed from the date they became part of the bulk package.

Internet is available to the building at no additional charge to the homeowners. All home owners have to do is buy a wireless router for their unit. Homeowners should contact GTPM with any questions.

Parking Stalls

New parking stalls have been assigned. The unit number will be added to the parking space number. The parking assignments were adjusted to coincide as closely as possible with the storage cages so there are fewer issues with people accessing their storage units.

Key Card System

The old key card system cannot be programmed to work with the keypad. GTPM is getting pricing on a system that owners can use a keycard and a key code.

Mice

Mice mitigation is an outgoing issue. Tina commented that GTPM has been sealing cracks, but because of the garage door being open for a few minutes at a time it is impossible to keep mice out.

7. Election of Board of Directors

Melbourne nominated Buzz with Gary seconding the motion. Buzz nominated Bob W. with Sharon seconding the motion. Sharon nominated Justin and Melbourne seconded the motion. The motion to elect that slate was made by Bob and Bev seconded the motion. The vote was all in favor. The board of directors are

Buzz Woods
Bob Woods
Justin Quigley

Other items

GTPM is getting pricing on new mulch in the spring. GTPM is also working on the weeding and trimming with the landscape company. GTPM will talk to the snowplowing contractor to make sure they clear the south parking lot better. In addition, the logs and railing will need to be stained and the plaster will need to be repaired. Unit owners are

responsible for items that exclusively serve their unit, and they are responsible for making sure the contractors they hire are licensed and bonded. A vendor list was requested by some of the homeowners. The board will work on compiling a list of suggested vendors. Contractors have been leaving trash and getting the carpet dirty, especially where they access the roof. Contractors need to put down drop cloths below the roof access. GTPM is working on a new welcome packet for new owners. Tina suggested the board check with the insurance on liability issues with homeowners using a ladder owned by the HOA. Several homeowners brought up the noise from the garage door. GTPM will have a contractor price a quieter drive and quiet rollers.

Adjournment

Respectfully Submitted,

*Julie Hamby
Grand Teton Property Management*