



2015 Annual Meeting Minutes

Monday, June 29, 2015 @ 4pm

Home of Curt Connell

3640 Edge Braid Ct. Driggs, ID 83422

**Call to Order**

Lisa Miedema from GTPM called meeting to order at 4:10 PM.

**Attendance**

**Present:**

Curt Connell	Cecilia Connell
Steve Wuthrich	Pat Wuthrich
Toby Salazar	Bev Salazar
Donna Hibbard	Gary Hibbard
Sharon Quisenberry	Donn Larson
Bev Larson	Jon Thernagle
Chad Harding	Amy Potter, attorney
Lisa Miedema, GTPM	Julie Hamby, GTPM

**By Phone**

Earle Dornan	Steve Smit
Holly Smit	Don Henderson
Maria Henderson	

**By Proxy**

Daryl Dinkla

## **Determination of Quorum**

Lisa Miedema from GTPM verified the proxies and votes present. It was determined that there was a quorum represented either by proxy, by conference call or in person

## **Introduction of Executive Board**

The executive board Curt Connell, Don Henderson, Jon Wisby, and Pat Wuthrich introduced themselves.

## **Reading and Approval of 2014 Annual Meeting Minutes**

Pat Wuthrich motioned to approve 2014 budget. Curt Connell seconded the motion. The Members voted to approve the 2014 minutes.

## **Review of Financials and Proposed Budget**

Lisa Miedema reported that GTPM was not a part of and had minimal documents from 2014 to prepare a budget and to compare yearly expenses. Pat Wuthrich stated that it was difficult to forecast 2015 budget because they did not have a complete budget from 2014. Lisa Miedema stated that it will be easier to prepare a budget going forward from 2015. There are two areas of concern in the budget- legal expenses and postage and copies. The HOA requested that the legal expenses are categorized into HOA expenses and Arena purchase expenses. The association also asked to get more billings electronically. Pat Wuthrich and Lisa Miedema reported on the delinquent accounts. Discussed starting process with first warning after 90 days delinquent. Pat Wuthrich made motion to send delinquent notices after 90 days past due since fees are billed quarterly, Bev Salazar seconded, all members voted in favor. Pat Wuthrich made motion to approve 2015 budget as a test budget. Toby Salazar seconded. Members voted to approve.

## **Determination of Annual Assessment**

Discussed raising HOA fees. Amy Potter, attorney at law with Garland and Potter, commented that anything over a 5% increase requires a special assessment under the current CCRS. It was decided to see what 2015 expenses are and then discuss raising HOA fees.

## **Discussion of Proposed CCRs**

Amy Potter spoke on proposed CCRs. The proposed CCRs add limits to special assessments that are not in the current CCRs.

## **Discussion of Arena Purchase and future use if purchased**

Amy Potter gave an update on the arena purchase. The Association discussed moving in a timely manner to get the Arena area purchased. They discussed several uses for the property.

## **Other Business**

Lisa Miedema suggested sending out owner information sheets to all homeowners to make sure GTPM has the correct contact information. Landscaping, snow plowing and incorrect road signs were discussed. The association asked GTPM to get bids on landscaping and snow removal.

The members also requested to have annual and board meeting minutes along with the budget and current financials emailed to all homeowners throughout the year.

The members also discussed one of the street names as being incorrect. Mustang drive should actually be Slanger Court. GTPM will look into this on the plat map and see if it needs correcting.

The members also discussed the landscaping issues and requested GTPM to take a look at the contract and confirm that everything is getting done, specifically the irrigation issues and pulling and spraying of the weeds.

### **Adjournment**

Lisa Miedema adjourned the meeting at 5:45 PM