

**WEST HANSEN HOMEOWNER'S ASSOCIATION**  
Grand Teton Property Management  
PO Box 2282, Jackson, WY 83001  
(307) 733-0205 Fax (307) 733-9033

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2015 Annual Meeting Minutes  
November 10, 2015 at 12:00pm  
The office of Grand Teton Property Management  
610 W. Broadway, Suite 203

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**Attendance:**

**Present (6):** Danny Beasse; Diana Brown; Karyn Humphreys; Jeff Scully, Vic Sarkissian, Rachel Sheidow

**Present by Proxy (1):**

*Proxy to Danny Beasse:* James Opperman

**Quorum present (70%)?** Yes, 70% of homeowners were present either in person or by proxy.

**Others Present:**

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

**1. Reading and Approval of the 2014 Annual Meeting Minutes**

Danny Beasse read through the 2014 annual meeting minutes. Karyn Humphreys made a motion to approve the 2014 annual meeting minutes, Danny Beasse seconded, and there was no objection. *The 2014 annual meeting minutes were approved.*

**2. Financials**

• ***Review of the 2014/2015 Actuals***

Tricia Freeman reviewed the 2013/2014 income versus expenses. The total operating revenue was \$23,420, the total operating expenses were \$25,001, resulting in a net deficient of \$949. The operating account balance was \$20,604 and the maintenance reserve account balance was \$37,224.

• ***Review of the 2015/2016 Proposed Budget***

Tricia Freeman reviewed the 2015/2016 proposed budget. Karyn Humphreys made a motion to approve the 2015/2016 proposed budget and to keep the dues the same, Danny Beasse seconded, and there was no objection. *The 2015/2016 budget was approved as presented.*

**3. Old Business**

• ***Siding Project Completion***

Danny Beasse spoke to the siding project and its successful completion.

- ***Special Assessment***

Danny Beasse reminded the homeowners that they are able to pay off their portion of the loan in full through the month of December. Please see the attached letter explaining the exact breakdown of what each homeowner's portion of the loan is.

#### **4. New Business**

- ***Re-paving of Parking Lot***

Danny Beasse spoke to furthering the appearance and quality of the property by repaving and lining the parking lot in the upcoming spring. GTPM will get bids to have this done.

- ***Fence Repair***

In addition to re-paving the parking lot, Danny Beasse proposed to repair, power wash, and stain the interior and exterior of the fence on the property. This will include all fences, walkways, and stoops, so that everything is uniform.

- ***Nomination and Election of Directors***

Diana Brown made a motion to elect Danny Beasse, Jeff Scully, and Karyn Humphreys to the Board for 1 year terms, Danny Beasse seconded, and there was no objection.

*The following members were nominated and approved to serve on the Board for 1 year terms:*

*Danny Beasse*

*Karyn Humphreys*

*Jeff Scully*

- ***Other***

Vic Sarkissian requested to have an additional outside flood light installed. Danny Beasse will contact 98 Electric to have them put in a new light with a photo sensor.

The members asked GTPM to call the Town of Jackson to inquire about the street light that is out on the NW corner of Flat Creek and West Hansen.

#### **5. Adjournment**

With no further discussion the meeting was adjourned.

Respectfully submitted,

Tricia Freeman, Homeowner Association Manager  
Grand Teton Property Management