

**COTTONWOOD PARK HOMEOWNERS ASSOCIATION**  
GRAND TETON PROPERTY MANAGEMENT  
610 W. Broadway, Suite 203, Jackson, WY 83001  
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2016 Annual Homeowners Meeting Minutes  
October 25<sup>th</sup>, 2016 at 6:00pm  
Cottonwood Park Community Center

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**Attendance:**

**Present (24):** Jeannine Brown, Brad Schroeder, David Pfeifer, Kelly Poborsky, Dwight Reppa, Margaret Gordon, Doug Niemi, Patricia Banks, Dan Land, Rhonda Watson, Francene, George, Kay Humann, Shanna Workman, Phil Cameron, Jim Brown, Jason Snider, Brad Abrams, Greg Bigler, Meagan Piker, Stan Morgan, Dennis Jesse, Vickie Mates, Mark Daluge, Molly Breslin.

**Present by proxy (31):** Kimberly Kent, Debra Wuersch, Linda Hazen, Eve Throop, Linda Mac Gregor, Rob Werner, Brett Kroger, Marlyn Edine, Janice, Skinner, Anne Ellingson, David & Nancy Dunlap John Oglietti, Shannon Stec, William McPeak, Will Smith, Stephen Lottridge, LeRoy Nethercott, Gerald Tapp, Peter Kline, David Brackett, Holly Fuller, Mark Hodges, Radavid Lucas, Jill Vebe/Ray Fink, Timothy & Jean Day, Sara Fagan, Al Renneisen, Bill & Carol Woodward, Janet Munvo, Robert Wemple.

**Quorum present?** Yes there were fifty-five (55) units present in person or in proxy.

**Others present:**

Grand Teton Property Management (GTPM): Tina Korpi

**1. Call to Order**

President Dave Pfeifer called the meeting to order at 6:02pm and introduced the other board members, as well as Tina Korpi with GTPM.

**2. Reading and Approval of the 2015 Annual Meeting Minutes**

Jason Snyder moved that the 2015 Annual Meeting Minutes be approved, Dan Land seconded, and there was no objection. *The 2015 Annual Meeting Minutes were approved as presented.*

**3. Financials**

***Review of 2015-2016 Actuals vs. Budget, Maintenance Reserve Account, 2016-2017 Proposed Budget, 10-Year-Plan/Capital Reserve, and Homeowners Dues Proposed Increase – Tina Korpi***

Tina Korpi reported that the total operating revenue for October 2015-September 2016 was \$192,943. The total operating expenses for October 2015-September 2016 were \$183,794, having a net profit of \$9,149 for the fiscal year.

The Board proposed a 14% dues increase to cover upcoming costs. This would increase the dues from \$52.50 per month to \$60 per month, which is an increase of \$7.50 per

quarter. The proposal needs 12 more votes to pass. The Board will update the homeowners with the results.

The current account balances as of October 17, 2016 are \$16,813.58 in the operating account and \$73,490.63 in the maintenance reserve account.

Jason Snyder moved to approve the 2016-2017 proposed budget, Dan Land seconded, and there was no objection. *The 2016-2017 budget was approved.*

#### **4. Old Business**

The HOA board was able to increase the Cottonwood Park storage area increased from 64 spaces to 66 spaces. There are 20 people on the waiting list.

#### **5. New Business**

- ***Discussion of upcoming projects***

The roadways in Cottonwood Park that are not maintained by the Town of Jackson as well as the parking lots and bike paths are in need of work to seal, patch and repair this spring. The pond and ditch are also being discussed. The culvert under the road to the pond needs to be replaced to improve water flow. All discussed the ditch and pond. Cottonwood owner Jason Snyder and landscape architect is willing to discuss options with HOA Board this winter. The bridges in Corner Creek Park will also be replaced/repared this spring.

- **Parking issues/ CCR Violation discussion**

Several homeowners voiced concerns with certain CC&R's and the lack of enforcement especially in regards to enforcement of parking and parking of campers, boats & RV's. The board and Grand Teton Property Management discussed the challenges of such enforcement with the current language Re: Parking. Molly Breslin, Vicki Matts and Margaret Gordon agreed to review CC&R's and make recommendations of possible amendments to the CC&R's that could improve the enforcement. Tina at Grand Teton Property Management is willing to assist in such review. Tina reminded all present to feel free to contact the office with questions or concerns. Grand Teton Property Management is doing drive through inspections in an effort to reach out to those with violations.

- **Election of Directors - Brad Schroeder, Margaret Gordon and Dwight Reppa terms are up this year.**

*Jason Snyder motioned to re-elect Brad Schroeder, Margaret Gordon and Dwight Reppa for another term. Bradson Abrams seconded and there was no objection.*

***The current Board of Directors is as follows:***

*Brad Schroeder – term up in 2018*

*Margaret Gordon – term up in 2018*

*Dwight Reppa – term up in 2018*

*Dave Pfeifer, President – term up in 2017*

*Kelly Poborsky – term up in 2017*

## **6. Other Business**

- **Design Review Committee**

Dave Pfeifer reminded all homeowners to contact Dennis Jesse to submit any potential changes on their houses to the design committee. This is to make sure that owners are meeting guidelines and getting the proper approvals prior to construction. Dave also stated that the DRC is working on changes and guidelines that will be coming out regarding greenhouses. Please contact DRC/Dennis Jesse to get information prior to construction.

- **Cottonwood Park Facebook**

This account is not used or maintained by Grand Teton Property Management. This is used by and for owners and residents as a way to communicate miscellaneous information.

- A repeat of noise at the ballfields, early morning music and profanity was mentioned. Owners are urged to contact Teton County Parks and Rec and Teton County School district directly as this is not HOA property.

## **7. Adjournment**

With no further discussion, the meeting was adjourned.

Respectfully Submitted,

Tina Korpi , Homeowner Association Manager  
Grand Teton Property Management