

**Creekside Village Homeowners Association  
Grand Teton Property Management  
P.O. Box 2282, Jackson, WY 83001  
(307) 733-0205, Fax (307)733-9033**

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**2016 Annual Members Meeting MINUTES  
February 2, 2016, 5:30 PM @ The Virginian Lodge**

**1. Attendance**

Charles Atwater	Erika Berry	Trica & Dexter Coffman
Roan Eastman	Kris Giger	Kurt Gries
Lydia Leitch	Lorie Lupp	Katherine Mannen
Renee Martin	Sean McCarthy	Amy McCarthy
Janine McDowall	Brian Meagher	Nicholas Michael
Julie Pfingst	Robert Reeder	Dawn & Brian Reid
Megan Smith	Eric Stibal	

Demerie Northrop, GTPM

By Proxy:

Jennifer Brock-Utne	Arnold Eastman	Isaac Faust
Marguerite Guardado	Hoke & Co.	Don Jeske
Jeffrey Johnson	Mike Keegan	Lorraine & Frank Karli
Mike Kraft	Mark Kuhn	Chonthicar Phongthipsukon
Caroline Ryan	Patricia Rybak	Britt & Karen Smith
John & Sherry Stewart	Katie Toolson	

**2. Determination of Quorum**

With 37 of 77 homeowners present either in person or by proxy, the 10% quorum requirement was met.

**3. Reading and Approval of the 2015 Annual Members Meeting Minutes**

The members reviewed the 2014 annual meeting minutes. Brian Reed moved to approve the minutes, Nick Michael seconded the motion. All voted in favor.

**4. Review of the 2015 Actual Income and Expenses**

Demerie Northrop from Grand Teton Property Management reviewed the 2015 financials. She stated that the income for 2015 totaled \$212,297.81 – this was above the budget as dues had been increased last year and there was a large delinquent account that was paid in full. Total expenses were \$196,938 with \$39,700 of that amount being transferred to the maintenance reserve account. The HOA came in \$15,359.55 under the projected budget.

**5. Review of the 2016 Proposed Budget**

For 2016 the budget numbers are being slightly adjusted to account for actual expenses from 2015. These changes include an increase in the deck replacement, insurance costs, electricity and trash removal with decreases in postage & copies, maintenance supplies, and parking area maintenance. The board is recommending an increase in dues of 10% \$260 per year per unit (or \$65 per statement) in order to continue building up the maintenance reserve account. After reviewing the Capital Reserve Study, Charles Atwater suggested that the dues be increased further to avoid having a large special assessment down the road. The capital asset expenditures over the next 15 years total over \$2.8 million. The parking lot project is the largest of these expenditures and will require full replacement. It was discussed that when the pavement is replaced the HOA may look into adding an irrigation systems as well as running natural gas and making sure the water and sewer lines are viable. In addition, there are large concerns about the siding, parking lot lighting and the water/plumbing infrastructure.

Brian Reid moved that the dues be increased by 15%. Charles Atwater seconded the motion. All voted in favor with 4 in opposition. Dues will be increased from \$650 to \$747.50 -- an increase of \$97.50 per quarter (or \$390 annually). Homeowners would like 10% of that increase to be earmarked for the maintenance reserve account.

Dawn Reid moved to approve the budget with the \$390 increase in dues. Brian Reid seconded the motion. All voted in favor.

**6. 2015 Completed Maintenance Projects**

Demerie reviewed the projects that were completed over 2015. This included the completion of 10 back decks, the restaining of another deck and completing the lattice work on two others. In addition, the HOA hired Mountainscapes Landscaping to do some sod work and fill in the various bare spots behind several of the buildings. In addition, several trees and numerous branches were removed from along the fence that is shared with Ponderosa HOA. The cost for that tree work was split between the two associations. The result in the arbor work is additional sunlight to the back yards which will help the grass grow and live and will also stop the damage to the fence and the potential of roots growing into the crawl spaces of the buildings nearest the fence line.

**7. Future Maintenance Projects**

**a. Deck Replacement**

The HOA is planning on replacing another 10 decks again this summer. It is necessary to keep them in good shape and aesthetically pleasing. Some have been rotting and have holes in them and need to be replaced for safety reasons. The board will request several bids and will again hire the most economical choice as they are concerned with being good stewards for the HOA.

**b. Berm Building for Creek Flooding issues**

The board is still considering this project but will wait to see how the creek does over the winter as the Flat Creek Improvement District reviews and studies the creek in depth.

**c. Curb Stop work**

The board hired Jorgensen Engineering to exercise and test all of the curb stops in Creekside this spring. This is something that should be done routinely to make sure that they are working properly. Brian Meagher expressed concerned that it could be a “hornet’s nest” and is concerned about the problems that could happen by exercising them. Kurt assured the homeowners that the board is concerned about keeping the infrastructure working correctly and wants to get ahead of any potential problem. GTPM confirmed that the HOA owns all of the lines on the property. Homeowners own the water lines once they enter the foundation of the unit.

## **8. New Business**

### **a. Watershed Improvement District**

Megan discussed the new improvement district. Those owners with units on the creek are part of this newly formed ISD. They are currently observing, recording and collecting data on the creek, frazzle ice and the warming water wells. Once they have completed this they will give recommendations for additional work that may be needed in the district. The HOA did grant them permission to cross HOA property to access the creek in the snow storage area next to the RV Storage area.

### **b. Resolution for Delinquent Accounts**

On December 15, 2015 the board finalized a resolution with regard to assessing fines to any account that is over 60 days delinquent. GTPM will be enforcing this new policy strictly. The homeowners in attendance of the meeting are concerned that the \$50 penalty is not strong enough to make people pay in a timely manner. The board decided they would see how things went with the fine structure set up as/is and then reassess it if collections do not improve.

## **9. Review of Rules and Regulations**

### **a. Animal Control**

Renters are NOT allowed to have any pets and homeowners are limited to two. There continues to be a lot of dogs that are not cleaned up after, regardless of the mutt mitt stations that have been posted around the neighborhood. If you see an offender, please be sure to call it in to GTPM with the unit number so the violation can be handled accordingly.

### **b. Parking**

This is an ongoing problem that is very difficult to monitor. There are no assigned parking spaces, but if you see a vehicle that has expired tags or doesn’t have a parking permit, contact GTPM to take care of the issue.

### **c. Reminder of process for any architectural change**

Please be sure to submit any architectural change to the board via Grand Teton Property Management prior to making the change.

## **10. Election of Directors**

The current board of directors (Megan Smith, Kurt Gries, Eric Stibal, Katie Mannen and Julie Pfingst) is willing to stay on for an additional one-year term, unless there are any homeowners who would like to step up and run for a seat on the board. Hearing no volunteers, Amy McCarthy moved to nominate the entire board for an additional term. Charles Atwater seconded the motion. All voted in favor.

**11. Other**

~There are a few homeowners interested in have a second annual meeting in the fall.

~There was also discussion about the need to form an exploratory committee to prioritize and get bids on the future projects at Creekside.

~Megan reminded all homeowners NOT to have satellite dishes (or anything else) installed on the roof. While a letter was sent to each of the satellite companies, if you see this happening, please stop the installer immediately and have them contact GTPM. All existing satellites that are on the roofs will be removed and the roof repaired this spring.

**12. Adjournment 6:52**