

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

2016 Annual Meeting Minutes
November 29, 2016 at 4:00pm
The office of Grand Teton Property Management
610 W. Broadway, Suite 203

Attendance:

Present (4): Karyn Humphreys; Jeff Scully, Vic Sarkissian, Rachel Sheidow

Present by Proxy (3):

Proxy to Karyn Humphreys: Danny Beasse, James Opperman, Diana Brown

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

Others Present:

Grand Teton Property Management (GTPM): Tina Korpi, Nina Ruberti

1. Reading and Approval of the 2015 Annual Meeting Minutes

All attendees read through the 2015 annual meeting minutes. Karyn Humphreys made a motion to approve the 2015 annual meeting minutes, Jeff Scully seconded, and there was no objection. *The 2015 annual meeting minutes were approved.*

2. Financials

• ***Review of the 2015/2016 Actuals***

Tina Korpi reviewed the 2015/2016 income versus expenses. The total operating revenue was \$29,696, the total operating expenses were \$29,888, resulting in a net deficient of \$193. The operating account balance was \$91,717 and the maintenance reserve account balance was \$43,388. Tina Korpi recommended hiring a capital reserve study to look at funding options for 10-20 years.

• ***Review of the 2016/2017 Proposed Budget***

Tina Korpi reviewed the 2016/2017 proposed budget and recommended reviewing the numbers in March/April to prevent overspending in operating budget. Karyn Humphreys recommended and made a motion to increase the HOA dues by 5% for the 2016/2017 budget, Rachel Sheidow seconded, and there was no objection. *The 2016/2017 budget was approved.*

3. Old Business

• ***Stain & Fence Completion***

Karyn Humphreys spoke to the fence project and its successful completion. The contractor has committed to install the parking numbers and signs and will follow up with Karyn Humphreys.

4. New Business

- ***Tree Spraying***

Danny Beasse suggested Arborworks to spray all Aspen, Choke Cherry and Crab Apple trees in the spring (a one-time application every year). Rachel Sheidow requested GTPM post a notice to inform pet owners before spraying.

- ***Re-sealing of Driveway & Painting Parking Lot Lines***

Discussion of repaving and lining the parking lot in the spring. GTPM will get estimates to sweep, repair cracks, sealant, and painting of lines. Will schedule after Memorial Day.

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

Danny Beasse appointed Karyn Humphrey as acting President, Jeff Scully motioned to keep her as President for 1 year terms and Rachel Sheidow seconded; there was no objection. Karyn Humphreys motioned to elect Rachel Sheidow, Jeff Scully seconded; and Karyn Humphreys motioned to elect Jeff Scully to the Board for 1 year terms and Rachel Sheidow seconded. All voted in favor, no objections.

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

Karyn Humphreys

Rachel Sheidow

Jeff Scully

5. Adjournment

With no further discussion the meeting was adjourned.

Respectfully submitted,

Nina Ruberti, Homeowner Association Manager
Grand Teton Property Management