

**EAGLE VILLAGE HOMEOWNER ASSOCIATION  
GRAND TETON PROPERTY MANAGEMENT  
PO Box 2282 Jackson, WY 83001  
307-733-0205 Fax 307-733-9033**

**Homeowners Annual Meeting Agenda  
Tuesday, August 16, 2016  
11:30 AM**

**The Community Room at the Jackson Whole Grocer**

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**1. Attendance**

In Person

Davie Ottley  
Dan Heilig  
Fred and Jean Staehr  
Dan Marino (2 units)  
Todd Seeton  
Gordon Finnegan (2 units)  
(Proxy for Kathleen Finnegan)  
Kirsten Klein  
Sarah Hershey  
Carol Robinson (2 units)  
Rod Pennington  
Robyne Befeld  
Scot Mattheis  
Karen Brennan  
Betty Lyell  
Jane B Curtis  
Helmut Thalhammer  
Maureen Trautman  
Kym Rupieks  
Frances Van Houten  
Louis Wang  
Charles McCarthy

By Proxy

Mary Erbe  
Catherine Tebay  
Greg Prugh  
Lisa Reeber  
Thomas McClung (2 units)  
David Carpenter  
  
Carl King  
Katherine Kline  
Doris Bystrom

GTPM

Tina Korpi  
Julie Hamby

**2. Call To Order**

Julie called the meeting to order.

**3. *Determination of Quorum***

With 149 votes present or by proxy, it was determined there was a quorum.

**4. *Approval of 2015 minutes***

The members present reviewed the 2015 minutes. Karen made a motion to approve the 2015 minutes as written. Scot seconded the motion. The vote was all in favor.

**5. *Review of Financials and 2017 Proposed Budget***

Julie reviewed the 2016 actuals item by item through 7.31.16. The total income through 7.31.16 is \$107,459.50. The total expenses are \$112,236.66. Julie reported that to date \$12,250.00 has been put into the maintenance reserve and that to date there has been a maintenance reserve expense of \$3680.00 to repair the masonry work on the building. Julie stated that as 8.15.16, the operating account has a balance of \$3959.62, the maintenance reserve account has a balance of \$48,269.84, and the gas account has a balance of \$1,369.15.

The 2017 proposed budget with a 5% dues increase was presented. Julie stated that the board proposed the increase in dues is to go toward building the maintenance reserve to help prepare for the upcoming maintenance reserve expenses including exterior painting, interior painting, parking lot sealing, and the 5-year sprinkler inspection. The members discussed ways to save money. The members present discussed the proposed budget. Dan Heilig made a motion to approve the 2017 proposed budget with a 5% dues increase. Scot seconded the motion. The vote was all in favor.

**5. *Old Business***

**6. *New Business***

**a. *Rule and Regulation – Not allowing renters to have pets***

Julie stated that there is a proposed rule to prohibit renters from having pets that states:

“No renter shall be allowed to have pets. Existing renters as of the 2016 annual meeting date, August 16, 2016 shall be grandfathered in until the time they move out. Violators will be fined according to the fee schedule.”

Tina stated that there had been an issue for several years with animal waste being left in the common areas. She also stated that cameras are being installed in the common area. One of the reasons the cameras were installed is to help monitor the common areas and catch those individuals who can be identified who do not clean up after their pets. The members discussed the issue with residents not cleaning up after their animals including waiting to see if the cameras helped with the situation. Frances made a motion to table the vote on the rule. Dan Heilig seconded the motion. The members voted to table the vote on the proposed rule or to take the vote on the proposed rule.

The vote was 139 to vote, 10 to table. Julie administered ballots to vote on the proposed rule. 102 votes were for the proposed rule, 47 votes were against the proposed rule. The rule passes.

## ***7. Election of Board of Directors***

### ***Two positions up for election for 3-year term***

Julie stated that the residential board position held by Chuck McCarthy and the commercial board position held by Jeanie Staehr were up for election. Chuck nominated Louis Wang to serve on the residential board. June seconded the motion. Scot nominated Sarah Hershey for the residential board. Gordon seconded the motion. Scot nominated Jeanie Staehr to the commercial board. Karen seconded the motion. Julie administered ballots. After counting the votes, the new board members are Sarah Hershey and Jeanie Staehr. The board of directors are:

Sarah Hershey- term expires 2019

Jeanie Staehr- term expires 2019

Dan Marino- term expires 2018

Karen Brennan- term expires 2018

Scot Mattheis- term expires 2017

Todd Seeton- term expires 2017

## ***8. Other items***

- The members present discussed the locking of stairwell doors to the exterior. Jeanie made a motion to keep the exterior stairwell doors unlocked. Dan seconded the motion. 146 votes were for unlocking the exterior doors, 3 votes were against unlocking the stairwell votes. The motion carries.
- An owner had a question regarding the CCRs and refinancing. One bank has an issue with the language in the documents limiting the time that the HOA can collect bad debt during a foreclosure. Other banks still provide financing. The board and the attorney for the association did not feel it was in the HOAs best interest to give up language in the documents that allows for more of the debt to be collected during a foreclosure. More importantly, they felt it would be very difficult if not impossible to amend the CCRs, as 2/3 of the mortgage holders have to consent and it is extremely difficult to get mortgage companies to sign consent letters.
- Installation of the cameras in the building is almost complete. Karen noted another reason for the cameras installation in addition to helping maintain the common area is as a security measure.
- Julie reported that the board had approved a bid for dryer vent cleaning, and GTPM will send notification to the owners when it is scheduled.
- Julie reported that the masonry repair work is complete on the rockwork.
- Downspouts are approved on the north side of the garage. Installation will occur once it is determined that heat tape is available to these downspouts.

- A member requested that owners be emailed the date of board meetings. Julie reminded the members that the dates of the board meetings are posted on the GTPM website. Julie can send out emails with board meeting dates to the owners for whom she has email addresses.
- An owner asked for quarterly updates on the camera system. Julie will send owners updates if there is anything to report.

### ***9. Adjournment***

With no further business, the meeting was adjourned.