

KING EIDER HOMES OWNERS ASSOCIATION

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ANNUAL MEETING MINUTES

Held September 13, 2017
At The Legacy Lodge
3000 Legacy Lodge, Rafter J Ranch

AGENDA

ATTENDANCE - QUORUM

I Meeting Called to Order
There were 17 lots out of 22 lot owners represented either in person or by proxy. A quorum was established and the meeting was called to order at 6:15 PM (according to the CC&R's, pg 6, section c., a quorum is a majority of owners which is a minimum of 12 owners).

OLD BUSINESS

I Reading of the 2016 Meeting Minutes
a. Approval of the Minutes

I Approval of the 2016 Meeting Minutes
Amy Staehr moved to approve the minutes; Jon Canetta seconded the motion; all were in favor.

CURRENT BUSINESS

I Accounting/Financials
Review of the 2016 year end income and expenses. As of 09.08.2016 there is \$10,621.95 in the checking account; \$17,967.98 in the Road Reserves account; and there is a credit of \$358.50 in accounts receivables because an owner paid their dues in advance of the billing.

II Budget

The proposed 2018 budget was presented which indicates that the dues are adequate to cover the anticipated expenses for the upcoming year.

The larger line items in the budget are the management fee and snow removal. Snow removal most likely will go over budget since there was so much snow fall in the beginning of 2017 winter.

A "non-Budgeted" item, which was taken out of the road reserves, was the expansion of the road and the reduction of the landscaped area on the roundabout by Mark Schultheis' house. This change has improved the turning radius around the circle. The board anticipates being able to rebuild the road reserve through the unused general reserves each year.

The board advised the membership that a minimum of two bids are received for any large line item in the budget.

Amy Staehr moved to approve the minutes; Nancy Porthan seconded the motion; all were in favor.

III Exterior Lighting

All exterior lighting in King Eider must conform to the Teton County lighting standards which is "Dark Sky" down lighting. The Board will contact the owners that have lighting that do not conform.

IV Common Area Landscaping & Drainage

Common area in front of lot 42 Dickey/Lundgren & lot 43 Slater will require another special assessment to complete. This snow storage/drainage area will not be improved until the house of lot 42 has been started and is completed. Vicky O'Donoghue would like to have the board consider making the snow storage/drainage area smaller and the road larger. The Board will take this idea under advisement.

V Snow Plowing

Village Gardener will be doing the snow removal for the 2017/2018 winter. Katie Murphy stated that she is storing the metal snow stakes under her deck. Village gardener like to use PVC piping to mark the roadway.

VI Snow Plowing Easement

Each lot has a 6' set back earmarked for a snow plowing easement.

VII King Eider Road Ownership

The King Eider Homeowners Association does not have title to the King Eider Road. The title remains in the names of the original developers Floyd King and Jerry Wilson. The board is working with the Walden Pond HOA board to accomplish getting clear title to the road.

VIII Election of the Board of Directors

The current board is comprised of Kent Riemondy with 2 year remaining; Mark Schultheis with 1 years remaining; and Donna Shepherd's term being vacated this year.

The membership was asked for any recommendation to fill the vacant board of directors' seat.

The following nominations were received to fill the 3 year vacant Board position:

Charlie Ross (via proxy)	nominated	Vicky O'Donoghue
Mark Schultheis	nominated	John Canetta
Dustin Havel	nominated	Katie Murphy

A vote was conducted; Vicky O'Donoghue received 1 vote; John Canetta received 6 votes and Katie Murphy received 10 Votes.

Nancy Porthan made the motion to accept the membership vote and appoint Katie Murphy to fill the 3 year vacant Board position; John Canetta seconded the motion; all were in favor.

Board of Directors for 2018

Kent Riemondy	2 year term
Mark Schultheis	1 year term
Katie Murphy	3 year term

OLD BUSINESS

I Site Committee Approval

The board would like to remind all owners that any changes to the exterior of the home (color change, additions, decks, fencing, or all new construction, etc) must receive King Eider Site committee approval first before going to the Rafter J Site Committee for approval.

King Eider Site Committee

Amy Staehr

Tyson Slater

Casey West

II Dogs

Clean up after dogs

Please clean up after your dog and make sure you take the doggy bag with you. Make sure that your dog does not go on other lot owner's property.

III Trash Cans

Trash Cans

Trash cans can only be left out for a 24 hour period.

NEW BUSINESS

I Notification for Board meetings

The membership would like to be notified one week prior to any board meeting.

II Slater Red Door

Tyson Slater was notified by Rafter J HOA that the red color of his door violates the CC&R's of Rafter J Ranch. He would like to have the owners of King Eider HOA sign his petition letter asking Rafter J HOA for a variance.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:29pm