

**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  
Monday, August 28, 2017  
12 Noon  
The Community Room at The Jackson Whole Grocer**

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**1. Attendance**

In Person

David Ottley  
Jeter Case  
Jeanie Staehr  
Todd Seeton  
Wendy Meyring (proxy for Jason Jarvis)  
Gordon Finnegan (proxy for Kathleen Falconer- 2)  
Sarah Hershey  
Lisa Reeber  
Thomas McClung (2)  
Scot Mattheis  
Susan Johnson  
Helmut Thalhammer  
Janet Jones  
Louis Wang  
David Carpenter and Kathy Vaughn

By Proxy

Catherine Tebay  
Greg Prugh  
Kristen Klein  
Carol Robinson (2)  
Rod Pennington  
M. Jason Majors  
Betty Lyell  
James Lurie  
Katherine Gavin  
Jenna Child  
Bradley Herbel  
Marie Trautman  
Kym Rupieks  
Frances Van Houten  
Carl King  
Charles McCarthy  
Katherine Kline

GTPM

Tina Korpi  
Julie Hamby

**2. Call to Order**

The meeting was called to order at 12:01 PM.

**3. Determination of Quorum**

With 145 votes in person or by proxy, it was determined that there was a quorum.

#### **4. Approval of 2016 minutes**

The members present reviewed the 2016 annual meeting minutes. Scot made a motion to approve the minutes as written. David Carpenter seconded the motion. Louis stated he had an issue with the wording on the second bullet point from the end under item number 8. Louis stated he thinks it should say Julie will send out emails instead of Julie can send out emails. As there was a motion and a second, a vote was called for. 133 votes were in favor of approving the 2016 annual meeting minutes as written. 12 votes were opposed. The minutes are approved as written.

#### **5. Review of Financials and 2018 Proposed Budget**

Julie reviewed the 2016 and 2017 actuals to date pointing out the areas the association was over budget. David had a question on why the maintenance reserve deposit for 2016 was lower than budgeted. Julie and Tina explained that the maintenance reserve deposit depends on the association's ability to fund the deposit and the association did not have the funds last year due to delinquent accounts. Julie reported that the majority of the delinquent accounts have been collected.

Julie reported that as of 8.28.17, the operating account has a balance of \$23,334.13 and the maintenance reserve account has a balance of \$45,072.35. There is also \$1,079.71 in the gas account.

The 2018 proposed budget was presented. The board is proposing a 5% budget increase to keep up with operating costs and to maintain the maintenance reserve deposit. The 10-year plan was also presented. The members present discussed the budget and the reserves. Lisa made a motion to approve the 2018 budget as proposed. Jeter seconded the motion. The vote was all in favor.

#### **6. Old Business**

##### **a. Capital Reserve Study**

The members present discussed having a capital reserve study done, which will show the projected future expenditures and what the estimated cash reserves will need to be to fund the expenditures. The cost of the study was discussed, including how much to approve for the board to spend on a study. Wendy made a motion for the capital reserve study with the cost not to exceed \$4,500 but with the board's discretion to go over that amount. David Carpenter seconded the motion. The vote was all in favor.

##### **b. Letter from Kym Rupiaks**

Julie read a letter from Kym Rupiaks to the members present. Kym is concerned about the financial health of the association, and she would like to call a special meeting to discuss the finances. The members present asked Julie to email Kym and let her know they want to wait on the results of the capital reserve study before discussing the financial health or calling a special meeting.

### **c. Gas Metering**

Julie explained the history behind the gas metering system and gave an update on where the repair work to the system is now. Currently, the server has been reprogrammed, and signals are being received from 18 of the boxes. Julie is working with the company in California to repair/replace the boxes from which a signal is not being received. Once a signal is being received from all the boxes, the meters will be read and each owner will be billed according to the reading. Tom asked if the gas could be turned off. Julie explained there are cut-off valves in each unit, however, without the meters, the association has no way of knowing if someone has the valve on or off. Julie also said there are isolation valves but they serve at least two units. The members present asked Julie to see if it would be possible to turn these off. Julie also stated she had left a message with Lower Valley to see if it was possible for them to individually meter the fireplaces and if so, what the cost would be. The members present asked Julie for a quarterly update on the gas metering system.

## **8. Election of Board of Directors**

### **2 positions up for election for 3 year term (1 Commercial, 1 Residential)**

Julie stated that Todd's commercial board seat and Scot's residential board position are up for election.

Scot nominated Todd. Jeanie seconded the nomination. The vote was all in favor to re-elect Todd to the commercial board.

Todd nominated Scot. Tom seconded the nomination. The vote was all in favor to re-elect Scot to the residential board.

### **1 position to fulfill 1 year term (Residential)**

The remaining one year on a term needs to be filled for a residential board member who resigned. Scot nominated David Carpenter. Tom seconded the motion. The vote was all in favor for David Carpenter to fill the remaining one year on the term.

The Board of Directors and their terms are as follow:

Dan Marino	term expires 2018
David Carpenter	term expires 2018
Jeanie Staehr	term expires 2019
Sarah Hershey	term expires 2019
Todd Seeton	term expires 2020
Scot Mattheis	term expires 2020

## **9. Other items**

- Janet commented on the west lawn being soggy and there are a couple of holes that need filled. Julie will contact MD.
- Julie reminded all owners to please return the grocery carts to Smith's.

- The owners were reminded of their responsibility to get insurance on their units as outlined in section 11.6 in the CCRs. If an owner needs the HOA insurance declaration pages, please contact Julie.

### **10. Adjournment**

With no further business, Tom made a motion to adjourn. Scot seconded the motion. The vote was all in favor. Meeting adjourned.

*\*\*\*Approved at 2018 annual meeting.*