

**EAGLES REST HOMEOWNER'S ASSOCIATION**  
GRAND TETON PROPERTY MANAGEMENT  
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2017 Annual Meeting Minutes  
January 11, 2017 at 3pm  
Sundance Room, Snake River Lodge & Spa

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**Attendance:**

**Present (8):** John Corboy, Fred Harness, Moe & Irene Mellion (2), Devra Lee Davis, Tom & Sue Rau, Matthew Swanson

**Present by proxy (4):**

*Proxy to Moe Mellion:* Andrew Lindberg, Susan Barr, Ted Weissman, Mark Brooks

**No Proxy nor attending (4):** Barbara Fitzgerald, Gary & Mary Jo Weissman, James & Lisa Fouras, Bob & Darla McDermott

**Quorum present?** Yes. 64.65% of homeowners were present in person or by proxy.

**Others present:**

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

**1. Call to Order**

Moe Mellion called the meeting to order at 3:05pm.

**2. Reading and Approval of the 2016 Annual Meeting Minutes**

*Moe Mellion moved to approve the 2015 Annual Meeting Minutes with no revisions, The minutes were accepted.*

**3. Financials**

• **Review of 2016 Income vs. Expenses and the Maintenance Reserve Account**

Rob Bacani reviewed the 2016 income vs. expenses. 100% HOA dues collected. The total operating revenue was \$131,622 and the total operating expenses were \$148,079, resulting in a net deficit of \$1,811. The operating account balance was \$8,071.50, and the maintenance reserve account balance was \$37,206.74.

• **Review of the 2017 Proposed Budget**

Rob Bacani reviewed the 2017 Proposed Budget with a breakdown of the Maintenance Reserve and a \$16,000 snow removal increase. Tom Rau suggested three options to pay for snow removal increase: Take it out of the Maintenance Reserve; Assess homeowners by Square footage; or raise the dues. The dues would be spread over 12 months. *Devra Davis recommended assessment by square footage to be paid within 60 days. John Corboy seconded, and the motion was accepted without objection. Irene Mellion made a motion to approve the 2017 Proposed Budget, Fred Harness seconded, the motion was accepted without objection.*

#### 4. Old Business

- ***Balcony Replacements / Repairs***

Concerns from Unit #9 of water coming in from the windows after balconies were replaced. GTPM will contact the contractor to re-inspect all balconies due to some improper flashing.

- ***Sewage / Water***

Due to some sewage back up problems in between the pods, Bob Norton (Water/Sewage Engineer) recommended all units install a backflow preventer valve. The cost per average is about \$700. If all Eagle's Rest units approved installation they would get a bid for \$500/unit equaling \$8,000 which would come from the maintenance reserve fund. Tina Korpi recommended to camera the lines to be proactive to keep it functioning properly. Moe Mellion confirmed to camera the line this year. *Fred Harness motioned to install backflow preventers in all units, Devra Davis seconded the motion, and there were no objections.*

#### 5. New Business

- ***Water Bill***

All three pod's water meters tripled the usage of water compared to last year. Further investigation is needed. Tina Korpi asked if she could call Dwight Reppa and Westwood Curtis to work with Teton Village Water and Sewer to isolate the water issue. Moe Mellion recommended calling Patti Harmon first, an administrator for the water and sewer board at the village. She recommended all homeowners check for leaky toilets and will get a 2<sup>nd</sup> reading.

- ***Snow Removal***

Moe Mellion, Richard Morgenstern, and Tom Rau walked around the property with Patrick from Trees, Inc. to define the focus of snow removal. After the large amount of snow and reviewing the invoices, the board came up with a conservative amount of a \$16,000 increase. Tom Rau suggested three options to pay for snow removal increase: Take it out of the Maintenance Reserve; a one-time assessment to homeowners by square footage; or raise the dues. The dues would be spread over 12 months. Tom Rau stated if the full assessment is not used, the money will go into the Maintenance Reserves. *Devra Davis proposed to have a proportional snow assessment of \$16,000 to pay within 60 days, John Corboy seconded with no objection.*

- ***Roofs***

The structure, function and heat loss of the Eagles' Rest roofs were discussed at length. GTPM will schedule Mike Cook with CN Engineer to evaluate design and the physical state of the roofs in the spring and the 1<sup>st</sup> frost in the fall and to make recommendations for both urgent and long term repairs and/or replacement. He will report first to the Board and later to the annual homeowners meeting.

- ***Staining of the Buildings***

GTPM will schedule the contractor to review the staining of the building annually and make suggestions for necessary updates.

## **6. Other Business**

- ***Tree***

The homeowner of Unit #7 asked for approval to remove the Spruce tree behind the window of their unit. It has a large root system and overgrown. *Moe Mellion motioned to remove the tree, Tom Rau seconded with no objection.* GTPM will schedule the tree removal.

- Village Gardner – request watering every other day in the spring due to overwatering and loss of a few trees.
- Fence along Snake River – in the spring GTPM will look into repairs and ask if the HOA can remove.
- Moe Mellion announced that the Management Committee approved \$200 bonuses for Tina Korpi, Rob Bacani, and Matthew Hamby, and \$50 bonuses to Brealyn Landis and Nina Ruberti as a thank you for all of their hard work.

## **7. Election of Directors**

- a. Tom Rau term expiring***

*Irene Mellion moved to elect Tom Rau onto the Management Committee, John Corboy seconded, and there was no objection.*

The Management Committee consists of the following:

Tom Rau – term expiring in 2019

Devra Lee Davis – term expiring in 2017

Moe Mellion – term expiring in 2018

## **8. Adjournment**

With no further business, the meeting was adjourned at 5:05pm.

Respectfully submitted,

Nina Ruberti, Homeowner Association Manager  
Grand Teton Property Management