

PONDEROSA VILLAGE HOMEOWNER ASSOCIATION

Grand Teton Property Management

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2017 Annual Homeowners Meeting Minutes

Wednesday, February 15th, 2017 at 5:30 p.m.

Jackson Whole Grocer Community Room

Attendance:

Present (8): Jim Clouse, Phil Cameron, Chris Daly, William Farrow, Mark Fellermann, Lindsay Goldring, Trevor Robinson, Anna Sullivan

Present by Proxy (8):

Proxy to Phil Cameron: Karen Coleman, Mary Lorraine Dixson, Janelle Eng, Ike Faust, George Moore, Bruce Tlougan (x2), Mark & Karen Walker

Quorum present (10%)? Yes, 25% of homeowners were present either in person or by proxy.

Others Present:

Grand Teton Property Management (GTPM): Tina Korpi, Demerie Northrop

1. Call to Order, Introductions & Determination of Quorum
Phil Cameron called the meeting to order at 5:30 pm. Introductions were made around the room by everyone in attendance.
2. Reading and Approval of the 2016 Annual Homeowners Meeting Minutes
Will Farrow made a motion to approve the 2016 annual meeting minutes, Chris Daly seconded, and all voted in favor. *The 2016 annual meeting minutes were approved.*
3. Financials
 - a. Review of Year-end financials
Tina Korpi reviewed the financials for 2016. The income for the year in dues totaled \$134,675. \$341,405.34 was collected for the special assessment. \$8,040.84 was collected for the laundry income and an additional \$447.97 was earned in interest for a total income of \$484,569.15. Total expenses totaled \$203,501.08 with an additional expense of \$256,000 paid toward the loan. There is currently \$51,339.27 in the operating account and an additional \$160,945.62 in the maintenance reserve account.
 - b. Review of 2017 Proposed Budget
There are a few changes to the proposed 2017 budget based on actual expenses. These changes were made in the line items of snow removal, trash and insurance, irrigation and office supplies. There is no proposed dues increase. Jim Clouse moved to approve the 2017 budget. Will Farrow seconded the motion. All voted in favor. *The 2017 proposed budget was approved.*
 - c. Homeowners Dues

There will be no increase in dues for 2017. The dues will remain the same as they were in 2016, at \$175 per month, with the additional special assessment of \$250 per month.

d. Special Assessment Payment Options

Phil Cameron reminded the members that they have the option to pay off their portion of the loan in full once a year in July, every year for the entirety of the loan. They may also pay it off through the monthly assessment. GTPM will include a note on the April invoices reminding homeowners of this as well.

4. Capital Project Update

There are a few units that have not had the insulation work done yet. The installer will need to get into each unit to do this work which is why this hasn't been done. GTPM is working with an insulation company to try and get this arranged. While this company is here we will have them give an estimate on getting insulation installed in the crawl spaces. Phil indicated that there may be a Lower Valley rebate available for having this completed. The board would like to have these areas also checked for mold.

Homeowners are reminded that interior venting in the bathroom and kitchen is the responsibility of each unit owner individually. Roberto Nava, a homeowner in Ponderosa has done some of this work for others in the HOA and did an excellent job for a fair price.

The board is currently reviewing the cost to having the stairways addressed. It may be necessary to paint them but additional work and replacement may be necessary. Entry signs have been ordered from Teton Signs and will be installed this spring.

5. On-going Business

a. Parking

This is an ongoing issue in the HOA. There have been some people using the visitor parking for extended periods of time. There were four cars towed when the parking lot was scraped. Phil may have a plan for next winter. In the meantime, the board would like to resurface and stripe the parking lot. In so doing, the intent is to resign and identify the parking spaces.

There was brief discussion of installing surveillance cameras to monitor the parking lot (and dumpsters) for unusual activity. Phil will inquire with Lynx and see if the satellite boxes can be tied in to a monitoring system.

b. Clean Up of Property

GTPM does check the property to identify units that are using the areas under the stairs for storage of stuff or trash. If a homeowner sees something that is a violation of the rules and regulations for the HOA they are encouraged to email Demerie at GTPM so she can address it with the unit owner.

6. New Business

In order for people to be able to install washers and dryers in their units, an amendment will need to be made to the CC&Rs as this is strictly prohibited as they currently read. If this was to happen, they would need to be installed by a licensed and insured contractor. Proper venting and vent cleaning would be required.

There is concern about the parking lot being too dark. Phil will look into options for the board to review.

7. Election of Directors

Jim Clouse moved to reelect the current board for another one-year term. Mark Fellerman seconded the motion. All voted in favor.

8. Adjournment 6:45