

The Palisades HOA
C/O Grand Teton Property Management
PO Box 2282
Jackson, WY 83001
307-733-0205/ 307-733-9033 Fax

Wednesday, August 23, 2017
3 PM

Snake River Room, Teton Springs Lodge and Spa

2017 Annual Meeting Minutes

1. Attendance

Palisades:

In Person:

Bart Ricks
Karen LaRosa
Sharon Brown
Dave Roesch
Raymond and Sheelagh Howard
Justin Quigley
Bob and Lillian Sanchez
Randall Hoff

Via Phone:

Bob Woods (2)

By Proxy:

Linda Shaw
Bob Meister
Gary Linger
John Kolb
Kim Mitchell
Bev Fisher
Scott Johnson
Wayne Lehman
Jason Wilkinson

GTPM:

Tina Korpi
Julie Hamby

2. Determination of Quorum

With 19 members present in person, via phone or by proxy, it was determined there was a quorum.

3. Reading and approval of 2016 annual meeting minutes

Dave made a motion to approve the 2016 annual meeting minutes as written. Randall seconded the motion. The vote was all in favor.

4. Review of Financials

Julie reviewed the 2017 actuals thru 7.31.17 pointing out the areas where the association is over or under budget. The HOA had an income of \$109,327.40 and expenses of \$115,896.90 through 7.31.17. As of 8.23.17, the operating account balance was \$64,045.91 and the maintenance reserve account balance was \$92,436.69.

- **2018 proposed budget - discussion of proposed dues increase**

The 2018 proposed budget was presented. The board is proposing an increase in dues from \$410 per month to \$434.25 per month in order to keep up with increases on operating costs and to increase the maintenance reserve deposit. The members discussed the budget. Justin made a motion to approve the proposed 2018 budget as presented. Dave seconded the motion. The vote was all in favor.

5. Report of Board of Directors

The board reported on items that had been accomplished this year. Justin reported that the log staining was done and the board had negotiated a cheaper rate for the work. Bob S commented that the logs and log rails received two coats but some areas soaked up more stain than others due to the exposure of those areas. Justin also reported that the board had voted to buy a new switch for the internet to increase the internet speeds. Bob S reported that the concrete work was complete at the south side of the building, the concrete overlay had been done, and the backfill work and landscaping next to patio 112 was finished. He also commented that it is a challenge to find vendors at competitive rates as the labor rates are high in this area and in some cases like the concrete overlay, there is a limited number of companies who perform the work. Bob S also stated that solar lights had been added at each entrance. In addition, a new cleaning service had been established, and the board feels they are doing a better job than the previous company.

The board also informed the owners that the roof repairs had been complete. During the course of the repairs, it was discovered that a contractor had made several cuts in the membrane. The homeowners were presented with pictures of the damage. As a result, the roof access has been locked, and owners will need to contact GTPM for access. If damage is discovered after a contractor has been on the roof, the owner who hired the contractor who caused the damage will be charged for the repairs.

Bob S thanked the GTPM team- Bob Forsyth, Tina Korpi and Julie Hamby.

6. Other

- Owners requested that the suggested vendor list and owner contact information be emailed again. Julie will send out.
- Sharon requested that they be given a list of work that will be done each year. A list will be sent out of known work that is tentatively scheduled. Julie reminded the owners; however, that many times the contractor gives GTPM short notice of the definite date for when a project will begin.
- There has been an issue with guests leaving garbage in the janitor closets and not putting the trash in the chute. Julie stated that signs have been ordered to place on the trash chutes. The owners also requested that motion activated bulbs be installed in the rooms where the trash chutes are located. Julie will research this.
- Bart stated that there is an issue with Voles around the building. Julie will contact Dean's Pest Control.
- Ray and Sheelagh Howard had a concern regarding campers during the eclipse on the Teton Springs property. Tina explained the events that transpired and addressed why the tents and camper could not be removed. She further stated that the owners of the property were being fined for allowing campers.
- Dave asked if anything could be done to make the garage door quieter. Bob S explained that work had been done to make it operate quieter. Julie will check with Wyoming Garage Door to see if there are any other solutions.

7. Election of Board of Directors

Bob Woods position is up for election. Julie stated that Bob W is willing to serve again. Bart nominated Bob W. Lillian seconded the motion. The vote was all in favor.

8. Adjournment

With no further business, Ray made a motion to adjourn. Lillian seconded the motion. The vote was all in favor.

Respectfully Submitted,

Julie Hamby, GTPM

***Approved at 2018 annual meeting*