

WEST HANSEN HOMEOWNER'S ASSOCIATION
Grand Teton Property Management
PO Box 2282, Jackson, WY 83001
(307) 733-0205 Fax (307) 733-9033

2017 Annual Meeting Minutes
January 17, 2018 at 4:00pm
Jackson Whole Grocer & Cafe, 2nd Floor
1155 US-Hwy 90, Jackson WY

Attendance:

Present (3): Karyn Humphreys; Vic Sarkissian, Kathryn Chloe Stock

Present by Proxy (5):

Proxy to Karyn Humphreys: Danny Beasse, James Opperman, Jeff Scully, Jonathan Riley, Steven Davis

Quorum present (80%)? Yes, 80% of homeowners were present either in person or by proxy.

Others Present:

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

1. Reading and Approval of the 2016 Annual Meeting Minutes

All attendees read through the 2016 annual meeting minutes. Karyn Humphreys made a motion to approve the 2016 annual meeting minutes, Katie Stock seconded, and there was no objection. *The 2016 annual meeting minutes were approved.*

2. Financials

• ***Review of the 2017 Actuals/Budget***

Nina Ruberti reviewed the 2017 income versus expenses. The total operating revenue was \$24,315, the total operating expenses were \$31,332, resulting in a net deficient of \$7,016. The operating account balance was \$5,932 and the maintenance reserve account balance was \$24,542.

• ***Review of the 2018 Proposed Budget***

Nina Ruberti reviewed the 2018 proposed budget. Karyn Humphreys recommended and made a motion to approve the 2018 budget with a 5% HOA dues increase for 2018, Katie Stock seconded, and there was no objection. All were in favor. *The 2018 budget was approved with a 5% HOA dues increase.*

3. Old Business

• ***Fence/Parking Numbers Completion***

The parking numbers were placed on the fence and Karyn Humphrey commented the numbering looks good.

- ***Re-Sealing of Driveway & Painting Parking Lines***
Hunt Construction sealed the driveway and Hoffman swept and stripped the parking lines. GTPM will schedule the parking lot to be only swept this spring.

4. New Business

- ***Tree Spraying***
GTPM will contact Arborworks to spray all Aspen, Choke Cherry and Crab Apple trees in the spring (a one-time application every year).
- ***Nomination and Election of Directors***
Katie Stock motioned to keep Karyn Humphrey as President, Vic Sarkissian seconded the motioned and there was no objection. Jeff Scully has agreed to stay on the board. Karyn Humphrey motioned to re-elect Jeff Scully, Katie Stock seconded and there were no objections. Since Rachel Sheidow's unit sold, there was an open position on the board. Karyn Humphreys motioned to elect Katie Stock, Vic Sarkissian seconded and all voted in favor, no objection.

The following members were nominated and approved to serve on the Board for 1 year terms:

*Karyn Humphreys
Jeff Scully
Katie Stock*

5. Adjournment

With no further discussion the meeting was adjourned.

Respectfully submitted,

Nina Ruberti, Homeowner Association Manager
Grand Teton Property Management