

**COTTONWOOD PARK HOMEOWNERS ASSOCIATION**  
GRAND TETON PROPERTY MANAGEMENT  
610 W. Broadway, Suite 203, Jackson, WY 83001  
(307) 733-0205 – Fax: (307) 733-9033

---

2018 Annual Homeowners Meeting Minutes  
October 17th, 2018 at 6:00pm  
Cottonwood Park Community Center

---

**Attendance:**

**Present (35):** George Bigler, Christopher Clabuesch, David Cernicek, Erik Dombroski, Lori & Chris Erickson, Samuel Fitz, Four Lazy Ranch/Charles Oliver (7), Claudia Gillette, Margaret Gordon (2), Daniel Heilig, Susan Hollingsworth, Dennis Jesse, Dean Judson, German Marquina-Sanchez, Victoria Mates, Dave Pfeifer, Meagan Piker, Heather Overholser, Kelly Poborsky, Rachele Rhodes, Andrea Richard, Mark Roche, Edward Smith, Stephen Stec, Ken Struble, Jill Veber, Rhonda Watson, Shanna Workman

**Present by proxy (62):** Derek Stal, Debra Wuersch, Linda Hazen (2), Brett McPeak, Michelle Melehes, Mark & Rachel Daluge, Alex Stevens, Suzy Floyd, Nancy Dunlap, Robert Wemple, Darilyn Holding, Peter McNulty, Rifa & Jeff Holmes, Sue Theise, William Smith, Daniel Land, Marilyn Ednie, Julie Renneisen, Snake River Holdings, Nathaniel Patridge, Molly Cook, Holly Fuller, Linda MacGregor, Timothy & Jean Day, Megan O'Brien, Stephen Lottridge, Charlotte & Shawn Higgins, Doug & Donna Niemi, Dave Dufault, John & Diane Oglietti, Dave Lucas, Barbara Finkelson, Steve White, Jeannine Brown, Arnold Aciri, Jason Snider, Lyndley Mittler, Janice Turner, Phil Cameron, Alan Farnsworth

**Quorum present?** Yes there were ninety-seven (97) units present in person or in proxy.

**Others present:**

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

**1. Call to Order**

President Dave Pfeifer called the meeting to order at 6:02pm and introduced the other board members, as well as Tina Korpi and Nina Ruberti with GTPM.

**2. Reading and Approval of the 2017 Annual Meeting Minutes**

Dennis Jesse motioned to approve the 2017 Annual Meeting Minutes, Ray Fink seconded, and there was no objection. *The 2017 Annual Meeting Minutes were approved as presented.*

**3. Financials**

***Review of 2017-2018 Actuals vs. Budget, Maintenance Reserve Account, 2017-2018 Proposed Budget, 10-Year-Plan/Capital Reserve, and Homeowners Dues 5% Increase and Adams Canyon Storage Increase – Tina Korpi***

Tina Korpi reported that the total operating revenue for October 2017-September 2018 was \$215,903. The total operating expenses for October 2017-September 2018 were \$187,816, having a net income of \$28,087 for the fiscal year.

The HOA dues increased 5% per quarter from \$173.65 to \$182.33 and Adams Canyon increased from \$90 to \$105 per quarter. This went into effect October 1, 2018.

The insurance is an overlap in payment as Cottonwood Park is on a fiscal year not calendar year. The lawn care budget varies due to the weather and storms during the year. The board is looking into replacing the outdated older pieces of playground equipment and replacing sections of the tethered speed bumps. The changing of trash companies is the key to the significant increase in Maintenance Reserve deposits.

Shanna Workman moved to approve the 2018-2019 proposed budget, Jill Veber seconded, and there was no objection. *The 2018-2019 budget was approved.*

#### 4. **Old Business**

The board was able to replace the Blair Drive Fence and negotiate a three year trash rate to significantly increase the Maintenance Reserve Deposits.

#### 5. **New Business**

- ***Blair Drive Kids Bike Loop***

Lori & Chris Erickson spoke on how the Blair Drive Kids Bike Path is seriously impacting two new homeowners to Cottonwood Park. Stephen Stec spoke with Brian Schilling who is sympathetic to the situation and are exploring other options for the bump park. If a homeowner has concerns or suggestions, please contact Brian Schilling directly at [bschilling@tetonwyo.org](mailto:bschilling@tetonwyo.org) or at 307-732-8573.

- ***Discussion of upcoming projects***

Dwight Reppa had Fish Creek Excavation do some exploratory digging and unfortunately a large willow/cottonwood tree is growing around the culvert and will need to be removed. The digging will damage the root system causing the tree to fall onto the homeowner's house. A manhole will be placed on the other side of the street for any future repairs. The costs are much less than anticipated.

- ***Parking issues/ CCR Violation discussion/Dog Issues***

Grand Teton Property Management is doing drive through inspections in an effort to reach out to those homeowners with violations. A monthly log is kept, and letters are being sent. The issue is the enforcement of the 72-hour window. We are asking for help from the homeowners as it is difficult to monitor. Please contact GTPM if there is a specific house in violation of the parking.

- The overflow parking area is for guests. It is not intended for a resident's extra parking space. The parking is for 72 hours and after the 72 hours the vehicles should be removed for 72 hours.

- Dog issues are a police city issue. Please contact Animal Control and GTPM will help and work with Animal Control.

- **Election of Directors – Dwight Reppa and Margaret Gordon are up for re-election this year.** They are happy to step down if any homeowner is interested in serving on the board and would like to be nominated. All homeowners thanked Dwight and Margaret for doing a great job and would like to see them continue on the board. Erik Dombroski motioned to re-elect Margaret Gordon and Dwight Reppa, Dave Cernicek seconded and there was no objection. No more nominations. Vote all in favor of approving.

***The current Board of Directors is as follows:***

*Dave Pfeifer, President – term up in 2019*

*Margaret Gordon – term up in 2020*

*Dwight Reppa – term up in 2020*

*Kelly Poborsky – term up in 2019*

*Steve Stec – term up in 2019*

**6. Other Business**

- **Bear Proof Trashcans**

Due to the recent events of the bear roaming through Cottonwood, it was recommended by a few homeowners for the HOA to look into bear proof trash cans. Bear Proof trashcans run around \$200-\$250 a can. Vicky Mates who works for the Parks Service recommended beef proof dumpsters to localize the trash. The board will look into and have further discussions.

- **Recycling**

There was discussion again about the recycling this year. GTPM spoke with Curbside Recycling last year. There is no break in price for bulk number of homeowners. After much discussion of the challenges of recycling with maintaining the overflow of cans, sorting, the smell, and noise, it was agreed upon by the board to leave the recycling up to the individual homeowner.

- Heather Overholser thanked the board for the yard waste roll offs this year.

**7. Adjournment**

With no further discussion, the meeting was adjourned.

Respectfully Submitted,

Nina Ruberti, Homeowner Association Manager  
Grand Teton Property Management