

**EAGLE VILLAGE HOMEOWNER ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
PO Box 2282 Jackson, WY 83001
307-733-0205 Fax 307-733-9033**

**Homeowners Annual Meeting Minutes
Wednesday, August 22, 2018
12 Noon MDT
The Community Room at The Jackson Whole Grocer**

1. Call To Order

The meeting was called to order

2. Attendance

In Person: Jeanie Staehr, Dan Marino (2), Kirsten Klein, Patrick Finnegan (proxy for Kathleen Falconer Finnegan- 2), Carol Robinson (2), Greg Smith, Lisa Reeber, Robyne Befeld, Scot Mattheis, Katherine Gavin, Louis Wang, David Carpenter, Gwynn Gilday

By Proxy: Mary Erbe, Jan Case, Greg Prugh, Sarah Hershey, Rod Pennington, thomas McClung (2), Amy Fulwyler, Susan Johnson, Helmut Thalhammer, Jenna Child, Kim Rupeiks, Frances Van Houten, Carl King, Kimberly Journey

GTPM: Tina Korpi, Julie Hamby

3. Determination of Quorum

With 132 votes present in person or by proxy, it was determined there was a quorum.

4. Approval of 2017 minutes

The owners present reviewed the 2017 annual meeting minutes. David made a motion to approve the minutes as written. Jean seconded the motion. The vote was all in favor. Minutes approved as written.

5. Review of Financials and 2019 Proposed Budget including proposed 5% dues increase

Julie reviewed the 2018 financials through 7.31.18. As of 7.31.18, the HOA had an income of \$124,902.49 and expenses of \$133,796.92. Julie reported on the areas the association was over budget including office supplies, maintenance and repairs, miscellaneous, and utilities. The HOA had also placed \$9474.19 additional funds into the reserve account. The 2018 maintenance reserve expenses were \$3105 for replacing smoke damper motors and \$1555.39 for window pane replacement. As of 8.10.18, the HOA had \$22,589.87 in the operating account, \$97,845.08 in the reserve account and \$1079.71 in the gas account.

Julie then reviewed the capital reserve study conducted by NorthStar. The capital reserve study is a tool to help the association plan for future expenditures. The study is updated every 2-3 years. The owners reviewed the study. Louis commented that the expected expenditure for exterior staining was low. The other owners agreed. Julie will contact NorthStar to have this corrected. Louis asked if the study was sent to all the owners. Julie replied the complete study was emailed to all the owners. Louis asked to have the study emailed to him. Julie will email the study to Louis.

The proposed 2019 budget was presented. The board is proposing a 5% dues increase. Budget items that are being increased are maintenance and repairs, elevator maintenance, lawn care, snow removal, utilities, insurance and the capital reserve. The board is proposing budgeting \$54,000 for the capital reserve instead of the \$44,000 in the reserve study because the association is behind where the study anticipated they should be in 2018. The owners discussed the budget. Scot made a motion to approve the 2019 proposed budget with the 5% dues increase. Jeanie seconded the motion. The vote was all in favor. The 2019 proposed budget with the 5% dues increase is approved.

6. Unfinished Business

a. Gas Metering Update

Julie updated the owners on the status of the gas sub-metering units. TCCS thinks the box receiving the signal may not have enough capacity to receive a signal from all 35 units. Another powerline box will be installed in the next 2-3 weeks. Hopefully, the second box will receive the signal from the remaining 18 units.

Louis asked if the quarterly update on the gas sub-metering was being sent to the owners. Julie stated it was being emailed, and GTPM will continue to send the update until the fix is completed.

7. Election of Board of Directors

2 positions up for election for 3 year term (1 Commercial, 1 Residential)

Dan Marino's commercial director seat and David Carpenter's residential director seat are up for election for a 3 year term.

David nominated Dan for the commercial position. Scot seconded the motion. There were no additional nominations. The vote was all in favor to re-elect Dan.

Scot nominated David for the residential position. Jeanie seconded the motion. There were no additional nominations. The vote was all in favor to re-elect David.

The board is as follows:

Jeanie Staehr	term expires 2019
Sarah Hershey	term expires 2019
Todd Seeton	term expires 2020
Scot Mattheis	term expires 2020
Dan Marino	term expires 2021

8. Other items

- Louis stated a sprinkler head was leaking on level P2 outside of the west stairwell door. Julie will contact 3D Fire.
- Louis asked about the concrete failing in the garage ramps. Julie replied that concrete contractors had looked at the ramps. Their opinion was a patch would not last, and the ramps need to be replaced. Replacement of the ramps was expensive. GTPM will have additional contractors look at the ramps for their opinions.
- Louis stated the west garage ramp ices over in the winter. Julie commented the board had discussed this over the winter. The board decided to continue with the snow removal company removing snow from the ramps and putting out sand/ice melt, and GTPM maintenance was asked to put out ice melt and sand as needed when they were on property (neither are on property all of the time). Also, the board instructed GTPM to put out additional buckets of sand at the ramp and send a letter encouraging owners to put out sand and ice melt as needed.
- Louis commented that the grates at the ends of the ramps were clogged with dirt. Louis also mentioned there are drains in the grates, and the drains being clogged might be leading to the icing. Julie will schedule Brian with GTPM to clean out the debris. Tina commented that the drains have not worked since the ramp heaters failed as the drains are not heated. The ramp heaters have not been repaired as the association has not approved repairing. Julie will have a contractor look at the drains once the grates are cleaned out.

9. Adjournment

With no further business, Dan made a motion to adjourn. Carol seconded the motion. The vote was all in favor. Meeting adjourned.

Respectfully submitted,

*Julie Hamby
GTPM*