

**10 & 20 PIONEER LANE HOMEOWNERS ASSOCIATION**  
GRAND TETON PROPERTY MANAGEMENT  
PO Box 2282, Jackson, WY 83001  
(307) 733-0205 Fax (307) 733-9033

---

2018 Annual Members Meeting Agenda  
Monday, May 9, 2018 10:00am MST  
Conference call: 1.877.820.7831 Passcode: 277321

---

**Attendance:**

*Present via conference call (4):* Monte Merz, Shane Merz, Pat Harris, Carolyn Worth

*Quorum present?* Yes, 10% of owners were present.

**Others Present:**

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

**1. Call to Order**

The meeting was called to order at 10:00 pm.

**2. Financials**

**a. Review of the 2017 Income vs. Expenses**

Nina Ruberti reviewed the 2017 actuals. The total operating revenue was \$40,034, the total operating expenses were \$39,430, resulting in a net income of \$604. The operating account balance was \$11,086.65 and the maintenance reserve account balance was \$9,638.64.

**b. Review of the 2018 Proposed Budget**

Nina Ruberti reviewed the 2018 proposed calendar year budget. Monte Merz motioned to approve the 2018 proposed budget with no increase in HOA dues and reduce snow removal from \$6500 to \$4500, Pat Harris seconded the motion, and all were in favor. *The 2018 proposed budget was approved.*

**3. New Business**

**a. Exterior Metal Paint Peeling**

Board received two estimates for the metal paint peeling. Monte was going to call both companies to interview and learn more about the options. GTPM was going to reach out to an engineer about paint peeling to get more information. GTPM will follow up with the board to form a plan of action.

**b. Landscaping**

The landscaping will continue to be maintained once a month. Carolyn thought that the once a month landscaping maintenance last year worked out really well.

**c. Snow Removal**

The town will be shoveling sidewalks which will cut down on the snow removal costs. There was discussion on how much was spent on plowing vs. shoveling. GTPM pulled invoices and discovered that the plowing and shoveling were pretty equal, which will reduce the snow removal cost for the upcoming year.

**4. Other Business**

Monte Mertz motioned to approve the 2016 Meeting Minutes, Shane Merz seconded, and all were in favor.

**The 2017 Board of Directors:**

Pat Harris  
Shane Merz  
Monte Mertz  
Carolyn Worth

Shane motioned to keep the board and Pat seconded. All were in favor.

**5. Adjournment**

With no further discussion the meeting was adjourned at 11:17.

Respectfully submitted,

Nina Ruberti, Homeowner Association Manager  
Grand Teton Property Management