

**PONDEROSA VILLAGE HOMEOWNER ASSOCIATION**

Grand Teton Property Management  
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2018 Annual Homeowners Meeting Minutes  
Tuesday, April 17, 2018 at 5:00 p.m.  
Jackson Whole Grocer Community Room

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Board of Directors:  
Phil Cameron, Will Farrow, Chris Daly

**Attendance:**

**Present (21):** Chris Daly, Will Farrow, Bonnie Stalenski (for Albertson's x16 units), Carl Pelletier, Juanita Munoz Cabrera (x2), Mark Fellerman, Lawrence Stordahl, Ho'oma Holdings (Karen Coleman), Hannah Hardaway, Anna Sullivan, Dave Braczko

Tina Korpi & Demerie Northrop from GTPM

**Present by Proxy (4):**

*Proxy to Chris Daly:* Susan Youngblood, Jim Clouse, Mark Walker

*Proxy to Demerie Northrop:* Lindsay Goldring

1. Call to Order & Determination of Quorum  
With 31 of 64 units represented in person or by proxy the 10% quorum requirement was met.
2. Introductions  
The board introduced themselves and Tina Korpi introduced herself and Demerie Northrop from Grand Teton Property Management.
3. Reading and Approval of the 2017 Annual Homeowners Meeting Minutes  
Will Farrow moved to approve last year's annual meeting minutes. Chris Daly seconded the motion. All voted in favor.
4. Financials
  - a. Review of Year-end financials  
Demerie Northrop reviewed the 2017 financial statement. She highlighted that the HOA collected \$348,278.95 in dues, capital project payments, laundry income, interest and violations. \$201,048.82 was spent with a majority of the expenses being made to the loan, insurance and the maintenance reserve account. There were several line items that exceeded the budget including the snow

removal due to the excessive amounts of snowfall received in 2017. There were also overages in the utilities and insurance and maintenance & repairs.

- b. Review of 2018 Proposed Budget with \$10 proposed dues increase  
The board would like to increase dues by \$10 per month to put toward the increased costs and budget for the utilities, cleaning the laundry room and insurance premiums. Chris Daly moved to approve the 2018 budget with the \$10 increase in dues effective May 1, 2018. Will Farrow seconded the motion and all voted in favor.
  - c. Special Assessment Payment Options  
Tina Korpi reviewed the current status of the special assessment loan. The current loan balance is \$968,934. 13 units have paid their loan off in full with two of those being paid in 2017. The current monthly payment is \$250/month and the payoff as of today is \$16,882 per unit. If owners want to pay off their assessments they can do so in July.
5. Capital Project Update  
In 2017 there were a few projects done for the HOA. All units had their insulation finished that had not done so at the time of the siding project. New bike racks were purchased. New entry signs were made and installed at each entrance to Ponderosa.
  6. Stairway Repair Discussion/Action  
Nelson Engineering did an inspection of the stairwells at Ponderosa and declared them to be structurally sound. The board has requested bids to help spruce up the appearance of the stairways and is waiting for those to make a decision about how to proceed.
  7. On-going Business
    - a. Parking  
Grand Teton Property Management received quite a few complaints about parking over the winter months. Most of the issues were in regard to the same unit. Tina has requested a meeting with the owner of that unit to discuss her tenants and their blatant disregard of the parking and rules of the HOA.  
Please note that each unit is assigned two parking spaces. Visitor parking is not to be used as overflow parking. Owners are asked to remind their tenants of this policy and to be discerning when selecting renters.  
If you have a concern or complaint about parking, please take a photo of the vehicle and its license plate so the property managers can have as much information as possible when it comes time to tow or fine the violation.
    - b. Clean Up of Property  
This has been a constant issue with Ponderosa. Grand Teton Property Management will continue to do inspections of the property and send letters and fines when needed. Please ask your children to clean up their toys from the common area. This will help keep the property looking nice and will save time and money when the landscapers come through every week. Remember that stairwells and patios are not to be used for storage.

c. Discuss of Rules and Regulations

Please be considerate and mindful of your neighbors. Smoking has been a problem in the HOA with people smoking in stairways, doorways and in front of open windows. If you (or your tenants) do smoke, please dispose of your cigarette butts properly and do not throw them on the ground. There is a request to ban smoking from the property. The board will discuss this request.

If you have a noise/party complaint, please notify the police as they are trained and able to handle situations like that. GTPM would ask that if you do file a complaint with the police that you notify Demerie or Tina as well so it can be documented.

We ask that you do not dispose of large furniture items next to the dumpster. It costs the HOA money to run those items to the dump every day. We would ask owners to watch for people who may not understand this and note who it is so they can be properly charged for the extra fees. This is a more prevalent problem toward the end of the month when renters are moving out.

8. New Business

There have been issues with mold and moisture reported in the F building. The board and Grand Teton Property Management are still working with the professionals and gathering information about the cause and repairs of the problem as this information is unknown at this time. A building science expert will be on site to do inspections of other building as well to make sure this is not a problem community-wide. If you have an attic, please take a look and see if there are any moisture or mold problems. Notify Grand Teton Property Management immediately if you do suspect an issue with your unit. An insurance claim was filed and subsequently denied. We will be starting the “dry-out” process in the F building in the coming week and are working with several different entities to get a resolution. In the meantime, we ask all units to try and ventilate their units as best they can to keep moisture and condensation from creating problems within.

9. Election of Directors

The position of director is an annual term. Chris and Will are willing to remain in the board for another term, but Phil Cameron will be stepping down. Dave Baczko moved to reelect Chris and Will and to elect Carl Pelletier to the board of directors. Anna Sullivan seconded the motion. All voted in favor.

10. Other

~ The installation of washers and dryers were discussed at last year’s annual meeting.

The CC&Rs state that an owner can install these units with the permission of the board of directors. Please note that the ventilation, plumbing and electrical wiring must be professionally done.

11. Adjournment 6:08