

SNO-KING VILLAGE HOMEOWNER ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
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2018 Annual Homeowners Meeting Minutes
May 22, 2018 at 4:30 PM
The Offices of Grand Teton Property Management
The Centennial Building, 610 West Broadway, Suite 203

Attendance

Present (11):

Sheri Bickner 43
Kevin & Susanne Cochary 63
Michael Donovan 85, 86
Jeff Lawrence 82
Bob & Suzy Lynch 44
Mark & Gillian Heller 81
Ila Rogers 45, 62
Peter Schaefer 66
Mary Widener (conference call) 84

By proxy Sheri Bickner (1):

Scott Livingston 61

By proxy Mike Donovan (1):

Greg Van Doersten 46

By Proxy Ila Rogers (1):

George Sterchi 41

Owners not represented (2):

David Moll (By Proxy Chris Moran – didn't show)
Gayle Roosevelt

Quorum present?

Yes, 14 homeowners were present either in person or by proxy.

Others present:

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

1. Reading and Approval of the 2017 Annual Meeting Minutes

The members reviewed the 2017 annual meeting minutes. Jeff Lawrence motioned to approve the 2017 annual meeting minutes. Mike Donovan seconded and all were in favor. *The 2017 annual meeting minutes were approved.*

2. Financials

- *Review of the 2017 Income vs. Expenses*

Nina Ruberti reviewed the 2017 actuals. The total operating revenue was \$144,167, the total operating expenses were \$162,435, resulting in a net loss of \$18,268. The operating account balance was \$75,283 and the maintenance reserve account balance was \$40,391.

- ***Review of the 2018 Proposed Budget***

Nina Ruberti reviewed the 2018 Proposed Budget. Mike Donovan motioned to approve the 2018 proposed budget, Jell Lawrence seconded, and all were in favor. *The 2018 budget was approved.*

3. Old Business

- ***Landscaping System***

There were 6 Aspen trees planted with mulch, wood fence screens installed and a bike rack was added.

- ***Lighting***

New lights have been installed near the 60 & 80's buildings. The upper lights between the 60 & 80's building are not working. GTPM will contact Tolani Electric to have this fixed.

4. New Business

- ***Retaining Wall Status***

Nelson Engineering was scheduled to look at the retaining wall on Friday May 25, 2018. Phil Gyr performed survey, less than one quarter inch movement outward on any of the survey points.

- ***Ongoing Property Cleanup –***

- Meter Numbers***

Kevin Cochary had noticed that none of the utility meters are labeled by unit number, only meter number. He voiced that this is a safety concern. He volunteered to label the meters with condo numbers if he could get a list of the meter numbers. GTPM will compile a list of meter numbers by reaching out to each homeowner.

- Siding***

The screws and nails in the siding on unit 44 have failed. GTPM will contact Shaw Construction to have this repaired. There was discussion about there being a gap in the siding on the roof top decks on the back side of the building. There was more discussion that though this may appear to be a gap, it is for drainage purposes. When GTPM contacts Shaw Construction to repair the siding on unit 44, they will make sure to double check the rooftop decks and make sure this is the case.

- Concrete***

There was some concerns addressed about some concrete issues on the stairs of the 40's and 60's buildings. Sheri Bickner is looking at the concrete issues and will get bids.

- Trash***

There was more discussion on individuals not part of the Sno-King Village community are continuing to dump their trash in the dumpster. Members agreed to continue to keep an eye on the dumpster and to kindly approach individuals they did not recognize to deter them from further use.

-Sweeping and repairs

Sheri Bickner stated that the sweeping of the parking lot makes all the difference. She also brought to attention of the members that there will be some repair to the fence around the dumpster to continue to make improvements.

-Cleanup of Property

There was some discussion of various objects (i.e. tandem bicycle, bed frame, dirt bikes, etc.) being scattered throughout the community. Homeowners ask that these objects be removed. Owners will speak to tenants regarding the various objects.

- ***CC&R's update***

Sheri Bickner voiced that the board is close to finalizing their latest draft of the CC&Rs. Kevin Cochary is still willing to take this on. He asked to be given more guidance from the Board to know what steps to take to further this process.

- ***Election of Directors***

Jeff Lawrence stepped down from the board and motioned to elect Kevin Cochary, Sheri Bickner and Mike Donovan to the board. Bob Lynch seconded and all were in favor.

5. Other Business

Kevin Cochary wanted to thank Jeff Lawrence for all of his hard work and efforts while serving on the board.

6. Adjournment

With no further discussion the meeting was adjourned at 5:07PM.

Respectfully submitted,

Nina Ruberti, Homeowner Association Manager
Grand Teton Property Management