

KELLY CONDOMINIUMS HOMEOWNERS ASSOCIATION

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

2019 Annual Homeowners Meeting Minutes

January 14th, 2019 @ 5:30pm
The Conference Room at Grand Teton Property Management
610 W Broadway / Suite 203 / Jackson, WY 83001

Minutes

1. Attendance & Determination of Quorum

Homeowner Board Members Present: Jill Veber, Mindy Polan, and Johanna Murphy

Homeowners Present: Delfa Garcia

Homeowners Present by Proxy: Leah Duke for Jason Jarvis, Tatiana Tutunaru, Kelly Lockhart, Brandon Budde, Sarolta Ferencz, and Rachel Neurohr

Grand Teton Property Management- Tina Korpi, Amy Floyd

2. Call to Order

With 10 of the 13 units present, it was determined there was a quorum. The meeting was called to order.

3. Approval of the 2018 Annual Meeting Minutes

Jill Veber moved to approve the 2018 meeting Minutes, Leah Duke seconded the motion, Vote: All in favor.

4. Financials

Tina presented the financials. The current operating account balance is \$8,354.51 and the reserves balance is \$15,828.36. The parking lot paving in 2018 totaled \$41,912.50. \$23,400 was special assessed to owners, \$15k was taken from reserve and \$3,512.50 was taken from the operating account. The proposed 2019 budget shows an increase of \$1,000 in snow removal, an increase of \$362 in insurance and trash removal increase of \$564. There is also a proposed increase in maintenance and repairs of \$1,800, this increase is largely due to GTPM taking care of the maintenance needs whereas in the past they were done by Jill for free. In order to account for these increases in operating costs, an increase in annual dues of \$1,300 is proposed. This increase will also allow for \$9,046 to be placed in the reserve account. Jill moved to approve the 2019 budget and the increase in dues. Johanna seconded the motion. Vote: All in favor. Monthly HOA dues are now \$215/month, starting in January 2019.

5. Old Business

- **Painting of façade**

Amy with GTPM will obtain bids for the painting of the façade and provide this information to the board for discussion. Jill pointed out that the CC&Rs, written in 1978, call for a vote of owners for capital expenses over \$300, this amount makes little sense 41 years later. However, any large expenditure will be put before the board and likely all the home owners. Painting of the facade will be put to vote of the owners.

6. New Business

- **Increase in Snow Plowing Cost**

The previously contracted plowing company, Canyon Construction did not agree to continue snow removal for 2018/19. South Park Nursery and Landscaping has been contracted for the 2018/19 winter snow plowing and shoveling the area to maintain access to the dumpster.

- **Adoption of rules and regulation - parking and outside grills**

The members discussed the adaption of rules and regulations number 15 and 16.

15. All units shall have two designated parking spaces. The first parking space will be on the West side of the parking lot directly under the corresponding unit number. The second parking space shall be on the East side of the parking lot directly across for the parking space on the west side of the building.

16. All Charcoal, Gas or Electric Grills are prohibited from anywhere on the property. If any type of grill is seen onsite the HOA will remove and dispose of the item at the expense of the owner.

Jill moved to adopt rules 15 and 16. Johanna seconded the motion. Vote: All in favor

Per the CC&Rs, a 30-day notice to homeowners will be sent out prior to these new rules and regulations taking effect.

- ***Discussion of Dumpster Access***

There is concern that neighboring new contraction will limit access to the dumpster. There was discussion of relocating the dumpster this summer if needed. As for now, the dumpster is remaining in its current location.

- ***Election of Directors***

Leah Duke moved to elect Jill Veber as President and Johanna Murphy, and Mindy Polan as members of the board. Delfa Garcia seconded the motion. Vote: All in favor.

7. Other Business

Jill reminded the HOA that some owners still need to resolve the issue with baseboard heaters that still have aluminum wiring and 20-amp circuit breaker. The risk with the aluminum wiring running to the 20-amp break is overheating the circuit and a fire starting prior to the breaker cutting power to the heating units. In order to remedy this potential fire hazard, the Board strongly recommends that owners have a 15-amp circuit breaker installed to the heating units if possible, to meet code, which is the cheaper option or replacing the wire with copper. Please note that all wiring to the electrical outlets are already copper. Per the Bylaw, this repair will be at the owner's expense.

8. Adjournment

Meeting was adjourned.

Respectfully submitted,
Amy Floyd
GTPM