

**Creekside Village Homeowners Association
Grand Teton Property Management
P.O. Box 2282, Jackson, WY 83001
(307) 733-0205, Fax (307)733-9033**

**2019 Annual Members Meeting Minutes
Tuesday, February 5, 2019, 5:30 PM
The Virginian Lodge**

1. Attendance 5:33

Scot Anderson	Kurt Gries	Julie Pfingst
Aspen Cottages	Lydia Leitch	Brian & Dawn Reid
Erika Berry	Katie Mannen	Julie Scharnhorst
Kathryn Bratz	Robert Martin	Megan Smith
Michael & Amy Crook	Brian Meagher	Oscar Gustavo Sculla
Roan Eastman	Melissa & Spencer Morton	Mark Giger
Frosti Faler	Andrea Overly	Nick Michael

GTPM:

Tina Korpi & Kelsey Bancroft

By Proxy:

John Asadoorian	Charles Atwater	George Covington (2)
Marguerite Guardado	David Hardie	Jeffrey Henn
Hoke Family Trust	Jeffrey Johnson	Abigail Moore
Barry O'Sullivan	Roxanne Pierson	Britt & Karen Smith
Alyssa & Kevin Watkins	Lisa Bradshaw	Dexter Coffman

Others:

Jeb Moyer with Moyer Design Build

2. Determination of Quorum

With 36 of 77 homeowners present either in person or by proxy, the 10% quorum requirement was met.

3. Reading and Approval of the 2018 Annual Members Meeting Minutes

The members reviewed the 2018 annual meeting minutes. Julie Pfingst moved to approve the minutes, Dawn Reid seconded the motion. All voted in favor.

4. Review of the 2018 Actual Income and Expenses

Tina Korpi from Grand Teton Property Management reviewed the 2018 financials. She stated that the income for 2018 totaled \$378,843. Total expenses were \$261,326 with \$82,972 of that amount being transferred to the maintenance reserve account as

\$23,028 was a maintenance reserve expense that was paid out of the operating account; coming to the budgeted \$106,000 deposit to the maintenance reserve account. The HOA had a total net income of \$17,517. There were a few line items that came in over budget, but in all the HOA had a good year in coming under budget. The line items where the HOA came in very over budget that were noted at the annual meeting were: grounds maintenance, trees and common area water & sewer reimbursement. Grounds maintenance was way over budget as the board had been experiencing many complaints about the grounds being a mess and excess trash around the complex, therefore, requested for GTPM to have a maintenance staff walk the grounds every day. GTPM will no longer be on site every day to decrease that line item moving forward. There was a significant amount of tree trimming and tree feeding that took place this summer to keep the trees away from buildings and keep trees healthy. In years previous, homeowners haven't been consistent in getting their water/sewer bills to GTPM to reimburse for the use of watering the common areas from their spigots. There was no space in the budget for this, but will be in moving forward. There is currently \$386,959 in the maintenance reserve account and an additional \$77,811 in the operating account.

5. Review of the 2019 Proposed Budget

There were a few areas in the actual expenses of 2018 that warranted an increase in the 2019 budget. These include postage & copies, grounds maintenance, lawn care, common area water & sewer reimbursement, insurance and property taxes. There was much discussion of future projects and the need for the HOA to continue to save money. The HOA is looking at an extensive siding project in collaboration with Moyer Design Build. Additionally, homeowners are aware that the parking lot will need to be fixed up eventually. With that project, Tina Korpi strongly suggests the HOA get the water and sewer lines assessed and repaired at the time they decide to redo the parking lot as they will want to do those in conjunction. With these modifications and with the interest of the homeowners to continue saving for the maintenance reserve fund the board recommended a 10% increase in dues from \$904.25 per quarter to \$994.68 per quarter.

Roan Eastman moved to accept the proposed 2019 budget with a 10% increase in HOA Dues retroactively beginning January 1st, 2019. Katie Mannen seconded the motion and all but Brian Meagher voted in favor. The motion passes and the dues will be increased by 10% retroactively with a start date of January 1st, 2019.

6. 2018 Completed Maintenance Projects

a. Decks

Three decks were replaced completely, four decks were stained and three had the lattice replaced.

b. Rules and Regulations Update

The board worked with GTPM to make some modifications to the Rules and Regulations. These new rules and regulations were posted to all doors and mailed to all homeowners. The homeowners feel that there are still some parking issues, but that it is getting better from previous years. If owners are having issues with

neighbors following the Rules and Regulations they should contact GTPM to help enforce these.

7. Future Maintenance Projects

a. Siding Replacement

The board has been working on the re-siding project this past year. Jeb Moyer of Moyer Design Build presented some renderings of Creekside that he has been working on for the HOA siding project. Jeb created 2 different concepts for Creekside focusing on the 808 building to save the HOA on costs with not rendering the entire property. These were both general concepts to get homeowner feedback; materials can be chosen later on in the process. He is working on using materials and schemes that would be less maintenance for future. There was much discussion about the value of the property and that giving an updated look and reassuring the structure is sound is necessary to continue investing in the property. One homeowner questioned if the material choices would be out of date in several years. Jeb believes in keeping with a more natural look and natural scheme, it is less likely to be out of date, but nobody will know as the future is not predicted. Tina stated that this will be a very large undertaking and that there are several phases of Creekside that are likely built slightly different from one another. With that being said, there will need to be several different test sites to understand what will need to be done in the full scope of work. The board wanted approval from the homeowners to continue their efforts in the new siding project with a minimal maintenance concept. From the majority of the homeowners, they were in favor of continuing and to keep moving forward with the siding replacement project.

b. Parking Lot and Driveway Project

When discussion came up about the parking lot and driveway project, Tina stated that before tackling that project, the HOA will want to assess all water/sewer lines to be sure they are not in need of replacement and to know the lifespan of those lines so the HOA wouldn't have to rip up the pavement again to replace anything. The HOA had Nelson Engineer report on the parking lot last year about what needs to be done to help the parking lot. In moving forward, the HOA would like to see the water and sewer lines be assessed this year to continue in a forward motion with this project without doing everything at once. Kurt Greis stated that the HOA is continuing to do their homework on the parking lot and should not stop and should continue to work along with the siding project.

8. Review of Rules and Regulations

a. Animal Control

The board would again like to remind owners to **please** clean up after their pets. Also, renters are not allowed to have dogs and owners are limited by the CC&Rs to have only one.

b. Parking

Please be sure to have your parking sticker in your vehicle and visible anytime it is parked outside. Visitor parking spaces are not to be used as overflow parking

and are to be used for guests only. Tina Korpi requested for all homeowners to please not rent homes to someone who has more vehicles than spaces allotted. Additionally, all owners should provide their tenants with all of the Rules and Regulations to be followed.

c. Reminder of process for any architectural change

All exterior modifications must be submitted and reviewed by the Board of Directors prior to any action of exterior modifications. The board meets on a monthly basis where these submissions are reviewed. All submissions should be sent to Grand Teton Property Management.

9. Election of Directors

All five director seats are one-year terms, therefore all seats are up for reelection. All five members who currently serve are willing to serve another year. Those members are Katie Mannen, Julie Pflingst, Julie Scharnhorst, Melissa Morton who was appointed to replace Megan Smith who resigned this past summer and Patty Starr who replaced Des Jennings who sold his unit this past fall. Roan Eastman moved to reelect the standing board members. Brian Meagher seconded the motion and all were in favor.

10. Other

~Megan Smith asked if GTPM could look into moving the maintenance reserve account into a higher interest bearing account. Tina will look into this.

~Andrea Overly wanted to reiterate the parking issues of tenants parking in visitor spaces which is why the HOA is having issues with people parking in assigned parking spaces. With the help of homeowners, GTPM can better enforce parking if informed of the issues when present.

11. Adjournment 7:21