

KING EIDER HOME OWNERS ASSOCIATION
Grand Teton Property Management
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2019 Annual HOA Meeting Minutes
October 16, 2019 at 5:30pm
Legacy Lodge
3000 Big Trail Dr, Rafter J Ranch

Attendance:

Present: John Canetta, Brad Dickey, Eileen Mosman, Katie Murphy, Suzy Floyd (Paideia), Sam Rendall, Kent & Mary Beth Riemondy, Mark Schultheis, Megan & Tyson Slater, Amy Staehr, Patricia Totaro

Present via Proxy: Sarah Benninga, David & Rebecca Dean, Jantina Tuthill

Others Present: Tina Korpi and Tucker Olsen with Grand Teton Property Management

1. Call to Order, Determination of Quorum

With 14 lots present of the 12 needed, either by proxy or in person, a quorum was present. The meeting was called to order at 5:40 pm.

2. Reading and Approval of 2018 Annual Meeting Minutes

Amy Staehr motioned to approve the minutes, Kent Riemondy seconded with one correction to the minutes, removing the “his Property” from a paragraph describing common area. *The 2018 meeting minutes were approved with the correction.*

3. Access Easement and Agreement (King Eider Road –Walden Pond)

As it currently stands Walden Pond covers maintenance expenses such as sealing, crack and pothole repair. The cost of snow removal on the shared area is shared between King Eider and Walden Pond. Katie Murphy Mentioned that Title Insurance does not exist for HOA common area, in respect to Amy Staehr’s question. Currently King Eider and Walden Pond are going back and forth negotiating the best options which include replatting, which would be costly, but the cost could be shared between the two associations. Until there is a more permanent solution the cost sharing arrangement will continue.

4. Standing Water Drainage Issue/Proposal

Currently rain water pools up in certain areas along the roads in King Eider. Grand Teton Property Management and Jorgensen Engineering have been working with the board to develop a solution. Tucker Olsen presented the initial proposal to the homeowners. The proposal consisted of installing an infiltration pit below the ground that could accept large amounts of water through a ground level grate and then slowly release the water into the ground opposed to having the water pool on the surface. The cost of the infiltration pit is estimated to be between \$3,500 and \$5,000.

There is still unfinished common area landscaping near the Slater’s and Dickey’s house. Any changes to the drainage issue would have to take the common area into consideration.

Another thing to consider is that the County has notified the Association that the width of the road between lots 43 and 37 does not meet requirements for fire safety. Any changes to the road would have to take the drainage issue/solution into consideration.

Currently the width of the road is not code compliant and the association and the Fire Marshall are aware of it, so if anything was to happen there could be some liability. Jorgensen is working on a proposal for correcting the road to be code compliant.

5. Review of 2019 Actuals/2020 Proposed Budget

Tucker Olsen reviewed the 2019 actuals through October 16th, 2019. The operating account has a balance of \$8,591 and the road reserve account has \$33,189. There is currently no Maintenance Reserve. Tucker explained the importance of having a maintenance reserve in case of unexpected expenses.

Tucker presented the proposed 2020 budget. One option would be an increase in the dues by 15% to \$177 and the other would increase the dues by 20% to \$185. Increasing the dues to \$177 would cover the budgeted expenses and raising the dues to \$185 would cover the expenses plus allow the association to start contributing to a maintenance reserve.

Kent Riemondy motioned to approve the proposed 2020 budget with a 20% increase in dues. Brad Dickey seconded. None were opposed. The motion passed.

6. Snow Removal

Village Gardener plows the common area road and homeowners are responsible for their own driveways. Patti Tatoro found a local snow removal company, JH Snow Removal, who would be willing to do a driveways for \$25 per driveway if there were more than three homes. Owners were also interested in discovering the price Village Gardener would charge. GTPM will look into pricing and email all of the homeowners.

7. New Business

Mark Schulthies brought it to the association's attention that there was a lilac blocking the fire hydrant near his house. He volunteered to remove the bush. No one was opposed. Mark will take care of the bush when he cuts down the tall grass.

8. Election of the Board of Directors

There was an open position on the board of directors that needed to be filled. Both John Canetta and Brad Dickey were nominated for election.

There was a vote taken and the position went to John Canetta by one vote.

The Terms are as follows:

Katie Murphy – Term ends 2020

Megan Slater – Term Ends 2021

John Canetta – Term Ends 2022

9. Adjournment

With no further discussion the meeting was adjourned at 6:45 pm.