

EAGLES REST HOMEOWNERS ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
PO Box 2282, Jackson, WY 83001
307-733-0205 FAX 307-733-9033

2019 Special Meeting Minutes
July 8, 2019 at 3:00pm
Rendezvous Room, Snake River Lodge & Spa

- **Attendance:**

Present (8): Susan Barr, John Corboy, Devra Davis, Fred Harness, Moe & Irene Mellion (2), Dick Morgenstern, Tom Rau, Matt Swanson

Via Proxy: Bob & Darla McDermott to Moe Mellion
Ted Weissman Gave his proxy to Lorene Kane

- **Quorum Present?** Yes, the owners present represented over 51% of the ownership.

- **Call To Order**

Moe Mellion Called the meeting to order at 3:02 p.m.

- **Reading and Approval of the 2019 Annual Meeting Minutes**

Dick Morgenstern motioned to approve the meeting minutes from the annual meeting held January 19th. Tom Rau seconded, all were in favor. The 2019 Annual Meeting minutes were approved.

- **Financials**

- **Review of 2019 Year to Date Actuals vs. Budget**

Rob Bacani reviewed the income versus the expenses. Eagles rest is in line for collections for being half way through the year. The majority of the special assessment for the snow removal has been collected. GTPM is continuing to follow up with any delinquent parties.

The total Operating revenue was \$130,730 and the total operating expenses were \$151,847 resulting in an expense of \$21,116.

- **Review of the Maintenance Reserve Account**

The operating account balance was \$28,824, and the maintenance reserve account balance was \$23,036.

- **New Business**

- **Radon Mitigation – scheduled August 12th**

- Due to heavy snowfall taking a long time to melt the radon mitigation had to be rescheduled for August 12th.

- **Painting – JT Schoonover**

- Eagles Rest has paid a deposit to JT Schoonover to have the south east exposures touched up with stain. Moe mentioned that having the buildings only touched up where needed would cost less than half of what it would cost to have the entire complex done.

- **Snow Removal Assessment**

- Tina and the homeowners discussed the snow removal special assessment. Tina explained that with the rate of snowfall without any breaks in snowfall it was critical to have the roofs shoveled and it was all they could do to keep up with the snowfall and keep the roofs from collapsing as well as removing “fuel” for leaks. Tom raised the question of why the sidewalk shoveling bill exceeded the budget by 77%. Several factors contributed to the exceeded budget. When Trees Inc left GTPM had to bring in other shovelers that were available, as well as near the end of the season Trees Inc hired another employee and charged substantially for them. 2019 saw record snowfall and everyone struggled to keep up with it. There was a shortage of labor that contributed to higher snow removal costs. GTPM will be looking for other potential snow removal services going into winter of 2019/2020.

Richard Morgenstern recommended that there may be alternative solutions to shoveling such as heat mats. Moe Mellion brought up that there would be a major liability issue with electrical heat mats on all of the units as a group.

Dick Morgenstern motioned for GTPM to obtain bids and recommendations for alternatives to shoveling and other innovations. As well as having a consultant look at the buildings and making recommendations. Fred Harness seconded the motion. All were in favor. GTPM will need a clear scope of work as to what to look for a bid on.

- **Water Line Estimates**

- The homeowners reviewed the bid from Westwood Curtis. Moe explained one idea that was presented which would divide each pod giving each pod its own water line and sewer line. Tom Rau motioned to accept the cost of \$22,000 understanding that there will need to be inspections on the water and sewer and all of the pods and that there may be added expenses resulting from the results of the inspection. Dick Morgenstern seconded. All were in favor.

- **Fence**
The homeowners agreed to leave the fence as it is, as well as wait until the neighboring construction was completed and maybe over time the neighboring property will fix it.

- **Decks**
A lot of the decks are deteriorating. Some have rotting joists. Susan Barr motioned to have all decks needing repair repaired. Tom Rau seconded the motion. All were in favor.

- **Other Business**
Eagles Rest may need to raise some capital before the end of the year in order to cover expenses. Moe mentioned that there may be a need for a loan. The other homeowners in attendance all supported a special assessment to raise capital as needed, however Moe was adamant in not doing a special assessment to make it easier on homeowners who can't pay one large lump sum.

The HOA asked Grand Teton Property Management to proceed with collection from delinquent accounts by first calling them and then filing a lien unless the accounts are brought current.

- **Adjournment**
With no further discussion the meeting was adjourned at 4:38 p.m.

Respectfully Submitted,

Tucker Olsen

Grand Teton Property Management