

10 & 20 PIONEER LANE HOMEOWNERS ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
PO Box 2282, Jackson, WY 83001
(307) 733-0205 Fax (307) 733-9033

2019 Annual Members Meeting Minutes
Tuesday, May 28, 2019 at 10:00am MST

1. **Attendance:** Carolyn Worth, Monte Merz, Pat Harris, Shane Merz

Quorum present? Yes, 10 % of owners were present.

Others in Attendance: Nina Ruberti and Tucker Olsen with GTPM

2. **Call to order**

The Meeting was called to order at 10:07 a.m.

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

The minutes were reviewed. Pat Harris motioned to approve the minutes. Monte Merz seconded. All were in favor. The meeting minutes were approved.

4. **Financials**

- a. **Review of the 2018 Income vs. Expenses**

Nina Ruberti reviewed the 2018 actuals. The total operating Revenue was \$39,389 and the total operating expenses were \$42,212 resulting in a net expense of \$2,804. The operating account balance is \$5,008.36 and the Maintenance Reserve has a balance of \$13,138.57

- b. **Review of the 2019 Proposed Budget**

Nina Ruberti reviewed the 2019 proposed calendar year budget. Between January and April snow removal costs totaled \$8,588. Nina offered the option to special assess to cover the snow removal costs and get back to the budget. Pat Harris Motioned to issue a onetime special assessment of \$8000 to cover the snow removal and to increase the dues by 5% beginning July 1, 2019. Monte Merz seconded the motion. All were in favor.

5. **New Business**

- a. **Exterior Metal Paint Peeling Bids**

GTPM has so far received 2 bids for painting the steel beams in the parking lot. We are still waiting for one more bid to come in. When the third bid comes in Monte will interview the contractors and a decision can be made at that time. When the third bid comes in GTPM will compile all three bids and email them to the board copying Matt from Sherwin Williams so he can help advise.

b. Fire Sprinkler Inspection Report

Nina Ruberti reviewed the fire suppression system inspection results. The recent inspection indicates that there are several items that need maintenance on the system and the system is due for its 5 year inspection. The cost between both buildings totals \$11,000 to get the fire system up to code. Shane Merz Motioned to issue a one-time special assessment to cover the expense of the fire suppression work beginning June 1st. Pat Harris seconded the motion. All were in favor.

c. Insurance/Drainage Issues

The drainage issues were discussed. Several factors contribute to the drainage issues. One being where the town plows the snow from the street, the snow piles up and can drain towards the Pioneers building. Another factor is that there is poor drainage in the parking lot and the snow has nowhere to go. Another issue is that there is a vent opening at the ground level that water can easily flow into the ceiling of the downstairs apartment in any event that water is on the ground as the vent hole is at ground level, this could still be an issue even if the grading issues are resolved. GTPM will contact the town to ask about the grading issue and finding a resolution as well as to notify them that there is an issues with flooding. Also everyone can be more conscientious of the snow build up in that area and take measures to remove it if necessary.

6. Election of Directors

Shane Merz motioned to reelect the slate of the board of directors. Pat Harris seconded the motion. All were in favor.

The Board Members serve a one year term.

Pat Harris
Shane Merz
Monte Mertz
Carolyn Worth

7. Adjournment

The meeting was adjourned at 10:52