

SOUTHEAST FORTY HOMEOWNERS ASSOCIATION

2020 ANNUAL MEMBERS MEETING

Thursday, January 21, 2021

5:00 PM MST/MDT

Zoom

<https://us02web.zoom.us/j/88464448710?pwd=Z1dxRUJlOVk5JlVmlloZlkyM0dKT0tYZz09>

Meeting ID: 884 6444 8710

Passcode: 660643

Call in number: 1-253-215-8782

Minutes

1. Call to Order

The meeting was called to order at 5:02 pm MDT.

2. Attendance

Members Present: Amy Moore, Paula Hughes, Sharon Wiley, Gretchen Plender, James Roth, Susan Jerger, Thomas Bresnehan, and Patricia Reed.

Members Present via Proxy: Core Ventures LLC, R.C. Nelson Trust, Chet Knobe, and Juliet James

3. Determination of a Quorum

With 15 units represented via zoom or by proxy, it was determined there was a quorum.

4. Reading and Approval of 2019 Annual Meeting Minutes

Sharon Wiley made a motion to approve the 2019 Annual Meeting Minutes. The motion was seconded by Amy Moore. Vote was all in favor.

5. Financial Review

a. Review of 2019-20 Actual Incomes and Expenses to Date

The 2019-20 actuals to date were reviewed by the membership. The total income for 2020 equaled \$63,069.94. Maintenance and Repairs were over budget by \$789.20 mostly due to gutter repairs. Snow removal was under budget by 948.67 for the year. Total operating expenses were under budget by \$4,276.72 for the year. The HOA deposited \$15,000 into the maintenance reserve account.

b. Review of 2021 Proposed Budget

The 2021 proposed budget was presented to the membership. The proposed budget did not include an increase in dues for 2021. The maintenance and repair budget was increased by \$500 to allow for the increasing cost of labor. The membership then discussed the proposed capital maintenance projects for 2021. The first project is to hire Westwood Curtis and locate all the HOA's waterline curb stops and bring them all back into working order. The proposal for the project is \$5K and can be completed in the spring. The second capital maintenance project is to hire an engineering firm to complete a scope of work for the future siding replacement project that is projected to be needed in 2025. The members present agreed to a lot \$12K for the engineering work.

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Amy More made a motion to approve the 2021 proposed budget and capital maintenance projects. Tricia Reed seconded the motion. The vote was all in favor. The 2021 budget is approved.

6. Old Business

a. Asphalt Repair

The 2020 Capital Maintenance project was to do a complete crack seal and asphalt overlay of the roadway and driveways. The project was completed by Hut Construction for \$11,055.00.

b. Tree Maintenance

The HOA has lost a total of five trees over the past two years due to windstorms and aging aspen trees. The HOA has replaced two of the lost trees. The other three have not been replaced because there is currently no room or need for additional trees. The membership has asked that GTPM hire an arborist to survey the trees on the property and remove an additional tree that could be a problem in the future. GTPM will discuss the removal of any trees with the Board prior to the work being completed.

7. New Business

a. Light bulb replacement

GTPM replaced all of the exterior lights on the property that are on a photocell. The membership discussed the exterior lighting and agreed that it is the responsibility of the owner to notify GTPM when their exterior light is out and request that it be replaced.

b. Lawn Irrigation

Currently HOA does not have an irrigation system. Number 11 of the HOA's rules and regulations state that each homeowner is responsible for watering and maintaining a green lawn. The idea of the HOA purchasing an irrigation system was discussed. The members present decided to keep the current policy and to not pursue installing an irrigation system at this time due to the upcoming cost to replace the siding.

8. Other

Gutters – There are currently two gutters at the property in need of repair. Scheduling the gutter repairs has proven to be difficult due to the lack of labor in Jackson. GTPM will continue to work on scheduling the needed repairs.

9. Election of Directors

All positions on the board of directors are elected annually. Chris Brady sold his unit and is no longer on the Board. The currently Board members are Sharon Wiley, Amy Moore, and Tricia Reed. Gretchen Plender made a motion to nominate the current Board members for another term. The motion was seconded by Thomas Bresnehan. Vote: All in favor.

Sharon Wiley	term expires 2021
Amy Moore	term expires 2021
Paula Hughes	term expires 2021
Tricia Reed	term expires 2021

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10. Adjournment

With no further discussion the meeting was adjourned.

Respectfully Submitted,
Amy Floyd
GTPM