

**SPRUCEWOOD HOMEOWNER'S ASSOCIATION**  
GRAND TETON PROPERTY MANAGEMENT  
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2020 Annual Homeowner's Meeting Minutes  
May 7, 2020 at 4:30 pm  
Zoom Hosted by Grand Teton Property Management

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**1. Attendance & Determination of Quorum**

Craig Daniels, Adam Clary, Christopher Carloss, Rani Carr, Stan Morgan, Julie Corotis  
*Others Present:* Tina Korpi, Tucker Olsen & Robert Bacani with Grand Teton Property Management

**2. Reading and Approval of the 2019 Annual Meeting Minutes**

Craig Daniels motioned to approve the minutes, Stan Morgan seconded, and all were in favor. *The 2019 minutes were approved.*

**3. Financials**

• **Review of 2019 Actuals vs. Budget**

Robert Bacani reviewed the 2019 actuals. Areas where the association exceeded the budget was in the building and repairs maintenance, which was a result of a leak in the drain line of unit #1 resulting in damage to unit #3 as well. As well as an insurance expense to pay Wes Gano & Julie Corotis for damage to their unit resulting from a roof leak. The insurance money was taken in in 2018. The budget was also exceeded in the snow removal category from shoveling the roof which occurred in early 2019 when the roof began leaking and needed to be shoveled to prevent further leakage.

There was also large maintenance reserve expenses to replace the roof, roughly half of which was covered by money collected from the insurance company.

• **Review of the 2020 Proposed Budget**

Tucker Olsen reviewed

Stan Morgan motioned to approve the 2020 budget with an increase to the insurance budget increasing it to \$6,539. Adam Clary Seconded. There were no objections. The Budget was approved.

Tina advised that we check to make sure that Sprucewood is adequately insured per square footage.

**4. Other Business**

• **Chimney sweeps/Dryer Vent Cleaning**

The dryer vents and chimneys were postponed due to covid-19. The association agreed to revisit in the fall and if things have cleared up, have it done in the fall.

- **Exterior Lights-** Currently there is a variety of exterior lights. Those in attendance would like to see the exterior lights all be uniform. Rani volunteered to research the style of light that would match the existing lights. As well as looking into updating the flood lights to provide adequate lighting without putting out too much light. Craig and Rani will put together a list of lights that need to be updated.

- **Painting** - The association Discussed touching up the paint around the building. They determined that the personal balcony decks and railings as well as common area decks, stairs, and railings need to be painted as soon as possible. Craig and Tucker will look for bids for the scope of work. The staining will be considered a maintenance reserve expense.

## 5. New Business

- **Parking Issues**

In the past there have been issues with people parking in other people's spots specifically in the winter when street parking is unavailable. Grand Teton Property management will reach out to unit 6 and unit 8 to ask them to remind their tenants about the rules regarding parking. Tina advised those in attendance to reach out to GTPM to let them know of any ongoing issues and GTPM can reach out to the owner of the unit. Suspending the Maintenance Reserve Fund Payments

- **Fence** – During the winter of 2020 the fence was struck with a vehicle. Someone repaired it in a “jenky” manner. For the time being the board elected to leave it as it is for now due to the fact the town may be making some changes to the lot behind the fence. , it was decided that Craig and Rani would look at the fence to make sure it is sturdy. The fence takes a beating, and it may be possible to replace the fence with shrubbery. Before removing the fence Tina recommended to check with the town. The fence can be revisited in the fall.
- **Siding Project**  
Replacing the siding was tabled for the future. It will be revisited at the next annual meeting.
- **Cleaning the Gutters** – The homeowners requested to have the gutters cleaned. GTPM will get gutters cleaned and continue to monitor the gutters.
- **Parking lot** – The homeowners requested for GTPM to get a bid for the parking lot sealing and striping.

## 6. Other Business

- **Election of Directors**

Adam Clary motioned to elect Craig Daniels, Stan Morgan and Rani Carr, Julie Corotis seconded. None were opposed. The 2020 Board of Directors are as follows.

Craig Daniels - President

Stan Morgan – Vice President

Rani Carr – Secretary

Respectfully Submitted,

Tucker Olsen

Homeowners Association Manager

Grand Teton Property Management