

WEST HANSEN HOMEOWNERS ASSOCIATION
Grand Teton Property Management
P.O. Box 2282, Jackson, WY 83001
(307) 733-0205 Fax (307) 733-9033

2020 Annual Meeting Minutes
December 2nd, 2020 @ 4:00pm
Held Via Zoom

Attendance:

Owners Present: Robert Bacani, Renee Crawford, Karyn Humphreys, Katie-Chloe Stock, Jeff Scully, John Riley, and Gail Kelly

Present By Proxy: James Opperman proxy to Karyn Humphreys

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

1. Reading and Approval of the 2019 Annual Meeting Minutes

Karyn Humphreys motioned to approve the 2019 annual meeting minutes. Gail Kelly seconded. *The minutes were approved.*

2. Financials

• ***Review of the 2020 Actuals***

Tucker reviewed the 2020 actuals noting that grounds maintenance went over budget due to a landscaping project that took place in the between the street and the fence where weed guard fabric and bark were installed in the tree beds. The project cost \$4,000. The association was only able to make half of the annual maintenance reserve deposit due to low funds in the operating account.

• ***Review of the 2021 Proposed Budget***

Tucker presented two proposed budgets for 2021, the first having no increase and the second having a 2% increase in homeowners dues to help cover expenses.

Karyn Humphreys motioned to approve the budget with the 2% increase in dues. Renee Crawford seconded. None were opposed.

3. Old Business

• ***Landscaping & Maintenance Plan***

In 2020 Valley Landscaping installed bark and weed fabric in the tree beds between the road and the fence. Moving Forward valley Landscape will maintain the area for weeds and fertilize and spray the trees. There is \$1,000 budgeted for grounds maintenance that can be used for the work. The maintenance will include the area in front of the guest parking.

4. New Business

• ***Tree Trimming***

Karyn mentioned that there were several trees in individual yards that were reaching out over the fences that could damage the fence. It was determined that in the spring time an Arborist could look at the trees and determine which trees needed trimming and a letter could be sent to those individual owners asking them to trim them by June.

- **Other**

Those in attendance asked Grand Teton Property Management to get bids for sealing the asphalt and painting new stripes to be done in the spring.

5. Nomination and Election of Directors - *1 Year Terms*

Karyn Humphreys, Katie-Chloe Stock, Jeffrey Scully were up for re-election. Robert Bacani motioned to elect the slate of directors for another term. Gail Kelly seconded. All were in favor.

With no further discussion the meeting was adjourned.

Respectfully submitted,
Tucker Olsen, Homeowner Association Manager
Grand Teton Property Management