

**Creekside Village Homeowners Association
Grand Teton Property Management
P.O. Box 2282, Jackson, WY 83001
(307) 733-0205, Fax (307)733-9033**

**2020 Annual Members Meeting Minutes
Wednesday, February 26, 2020, 5:00 PM
The Virginian Lodge
DRAFT**

1. Attendance 5:03

Scot Anderson	Charles Atwater	Taj Bayless
Carol Bowers/Mike Kraft	Lisa Bradshaw	Kathryn Bratz
Roan Eastman	Dexter Coffman	Michael & Amy Crook
Frosti Faler	Susan Freeze	Mark Giger
Kurt Gries	David & Leslye Hardie	Ann Heffner
Lydia Leitch	Beau Littell	Diane Mahin
Katie Mannen	Janine McDowall	Brian Meagher
Nick Michael	Abigail Moore	Travis Owen
Julie Pfingst	Roxanne Pierson	Stephen Ranck
Brian & Dawn Reid	Caroline Ryan	Julie Scharnhorst
Cara Sengebush	Megan Smith	Eileen Spillane (Laurie Forstrom)
Oscar Gustavo Sculla	Mary Walton	Alyssa & Kevin Watkins
JohnPaul Wells		

GTPM:

Tina Korpi	Demerie Edington	Doug Henderson
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By Proxy:

Teton County	George Covington (2)	Marguerite Guardado
Brian & Susan Heigel	Hoke Family Trust	Barry O'Sullivan
Britt & Karen Smith	Danforth Starr	

2. Determination of Quorum

With 45 of 77 homeowners present either in person or by proxy, the 10% quorum requirement was met.

3. Reading and Approval of the 2019 Annual Members Meeting Minutes

The members reviewed the 2019 annual meeting minutes. Mike Kraft moved to approve the minutes; Dexter Coffman seconded the motion. All voted in favor.

4. Review of the 2019 Actual Income and Expenses

Tina Korpi from Grand Teton Property Management reviewed the 2019 financials. She stated that the income for 2019 totaled \$319,848. Total expenses were \$286,142 with \$106,000 of that amount being transferred to the maintenance reserve account.

\$31,265 was spent from the maintenance reserve account for Nelson Engineering and Moyer Design. The HOA had a total net income of -\$780. There were a few line items that came in over budget. Specifically, the snow removal expenses were \$51,550 (much more than the \$20,000 budgeted) due to the incredible snow that Jackson Hole received last winter. The Maintenance and Repairs budget was spent on several water damaged units in the amount of \$12,088. Deck and lattice repairs added up to \$27,750 last year which was also over budget. There were several lines that froze up last winter which was an additional expense under water and sewer maintenance. The parking lot was swept, and the major potholes were filled in with road mix as a temporary fix. Recycling rates increased from \$120/month to \$310/month. GTPM negotiated a lower trash removal price which also went into effect mid-2019. There is currently \$507,250 in the maintenance reserve account and an additional \$43,210 in the operating account.

5. Review of the 2020 Proposed Budget

Based on the actual costs over 2019 some adjustments were made to the proposed 2020 budget. The increases are recommended in office supplies, maintenance and repairs, tree maintenance, electricity, recycling, and most significantly the maintenance reserve deposit. The board would like to propose a 10% increase in dues to continue building up reserves for the major capital projects that are happening in the next few years. The deposit amount will increase from \$106,000 to \$157,440. Roan Eastman moved to approve the 2020 budget with the 10% dues increase (from \$994.68/quarter to \$1,094.15/quarter). Brain Meager seconded the motion. All voted in favor.

6. 2019 Completed Maintenance Projects

The work on replacing the decks continued over 2019 on an “as needed” basis. If you think your deck needs to be replaced or stained, please contact GTPM to let them know. Teton County also constructed a fence along the pathway to help keep dogs from wandering into the yards at Creekside.

7. Future Maintenance Projects

The board and GTPM have spent many meetings working on future capital improvements for the HOA based on feedback received at the last several annual meetings.

To note, the current cold roof and asphalt shingles were installed in 2009 to combat leaking roofs and ice dams at a cost of a \$6,500/unit special assessment. We are approximately halfway into the expected life of that roof.

In regard to the parking lot a summary of the history was shared by Tina Korpi: In September 2017 the board received an estimate for services from Nelson Engineering who produced a scope of work in January of 2018 for \$515,000 for asphalt and apx \$20,000 for lights and irrigation/electrical conduit. This information was presented at the 2018 annual meeting and owners determined the siding was more important and decided to table the parking lot improvements and repairs. The board hired Nelson to inspect water and sewer lines in the summer of 2019 in preparation for continuing the work on the parking lot soon. Thankfully the lines were in good condition and minimal repairs were recommended.

Regarding the siding, Tina shared that the last time the buildings were stained was in the summer of 2013. In February 2018 owners voted to concentrate focus on replacing siding and the board selected Jamie Farmer to create plans for siding. Unfortunately, his schedule was too full, and he was unable to help so in July 2018 the board hired Jeb Moyer to create siding plans and scope if work. In August & September 2018 Jeb worked with board and GTPM to get an idea of the cost and issues and in January 2019 presented 2 plans for owners to review & discuss at the annual meeting. In May 2019 the board approved project proposal from 2 Ocean to work with Moyer Designs on scope and pricing. The initial price was too high when presented in August 2019 (\$1,120,425/building) and they were asked to revise the scope to reduce cost. The scope in September 2019 was still too high (\$656,744/building). The scope presented in October 2019 required the board to request more revisions to include a low-maintenance material. The proposed cost was \$288,105/building. The board then asked for more information about “worst case scenario” and any additional costs/fees as there may be repairs discovered once the existing siding is removed. The cost to replace the siding with what is currently there would cost the same as to replace it with the updated low-maintenance. Those additional estimated costs were presented in January 2020; the additional costs for permitting, engineering etc. were approximately \$10,000/building. To restrain the buildings this summer would cost \$231,000.

The board presented several options for owners to consider as a way of prioritizing these upcoming projects as they could not all be done at the same time. After reviewing the options and discussing ideas for timing, Megan Smith moved to do the water and sewer repairs in 2020 and complete the engineering for the parking lot so final budget numbers can be shared for the parking lot work to be done in the summer of 2021. Nick Michael seconded the motion, and all voted in favor. Dexter Coffman moved to have the board work on designs and get ready to put the siding project out to bid in 2022. David Hardie seconded the motion, and all voted in favor. Tina Korpi wanted to note that GTPM would not be managing the actual project and the HOA would need to hire a general contractor or someone like that in that capacity.

8. Review of Rules and Regulations

Animal Control and parking are the complaints most received by GTPM. Please remember that renters are not allowed to have a pet at Creekside and if you do have a dog, please be sure to clean up after it. Every unit is assigned specific parking spaces – be sure your guests and visitors are aware of where they can park their vehicles. Please contact GTPM if you want to confirm your spot or if you need another parking sticker. Additionally, remember any architectural change needs to be reviewed and approved by the board prior to it being done.

9. Election of Directors

All five director seats are one-year terms; therefore, all seats are up for reelection. All five members who currently serve are willing to serve another year. Those members are Katie Mannen, Julie Pflingst, Julie Scharnhorst, Melissa Morton, and Travis Owen who was appointed to replace Patty Starr who resigned this past fall. Dexter Coffman moved to reelect the standing board members. Mike Kraft seconded the motion, and all were in favor.

10. Other

As there are so many special projects coming up, if you have any special skills that may be well-suited for Creekside, please contact Demerie or Tina as your help and input on a committee could be very helpful to the board and the HOA.

11. Adjournment 6:37