

**River Hollow Homeowner Association**  
**Grand Teton Property Management**  
**P.O. Box 2282**  
**Jackson, WY 83001**  
**307-733-0205 Fax 307-733-9033**

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2020 Annual Meeting Minutes  
July 10, 2020  
12:00 PM  
ZOOM

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1. Attendance

Lot 1 Sanders- present	Lot 7 Manion- proxy (to David Hardie)
Lot 2 Hardie- present	Lot 8 Sieradzki- not represented
Lot 3 Sheue- present	Lot 9 Koegler- not represented
Lot 4 Ferazzi/ Hammett- present	Lot 10 Bent- not represented
Lot 5 Cagann/MacIntyre- present	Lot 11 Shepherd- present
Lot 6 Haney- present	Lot 12 Peters- not represented

Demerie Northrop – GTPM
  
2. Call to Order 12:10
  
3. Determination of Quorum

With 8 out of 12 lots represented either in person or by proxy, the 50% quorum requirement was met.
  
4. Approval of the 2019 Annual Meeting Minutes

Gary Sanders moved to approve the minutes from the 2019 annual meeting. Anne Ferazzi seconded the motion, and all voted in favor.
  
5. Financials
  - a) Review of the 2019 and 2020 Year-to-Date Financials

Ross reviewed the 2019 and 2020 financial reports noting that snow removal slightly exceeded the budget. The cost of noxious weed abatement was up a little this year, but these are getting under control and next year a reduction in price can be expected. The HOA has collected \$22,007.32 in income this year with only one owner not paying their annual dues yet. That owner is being assessed late fees each month. Expenses for 2020 so far total \$14,973.74 with the expectation that there will be additional maintenance costs in washing and staining the bridge, cleaning up debris and deadfall along the road and cleaning up the vegetation at the entry area.
  - b) Maintenance and Investment Plan

The HOA anticipates \$10,075 in grounds maintenance over the course of the summer with the expected bridge work to be done later this month and ongoing noxious weed spraying to continue through the summer and early

fall.

c) 2021 Proposed Budget Review

The 2021 budget does not include an increase in dues. The board is proposing a decrease in the hours of noxious weed abatement and no need for bridge staining or work on the entry sign. The money allocated for those line items this year will be earmarked for the maintenance reserve account instead. The HOA intends to save \$4,000 for reserves which should bring that account balance up to about \$41,000.

Ross MacIntyre moved to approve the 2021 proposed budget. Scott Shepherd seconded the motion, and all voted in favor.

6. Old Business

a) Stream maintenance

Ross has done a significant amount of work in the stream to keep it flowing. The headgate has been dredged already this year and the debris has been cleaned out. The board would like to hire someone to clean the debris and manage the cattails in the streams moving forward.

b) Road and Bridge Maintenance

The condition of the road and bridges seem to be very good. The plan this summer is to clean and blow out the bridges before having them stained.

c) CC&R Compliance

Cap wanted to be sure that owners are aware of the rules within River Hollow so they know what can and cannot be done within the HOA. As a point of clarification, permission is not needed to remove dead trees from your property.

d) Noxious weeds

Boreal is treating the weeds and is doing a good job of getting a handle on them. Gary Sanders thinks the cost to treat the weeds is too high and does not want any weed abatement done on his lot. The Hardies also do not want to participate in the weed program on their lot either.

e) Highway Noise and Moose Jams

Not a lot can be done regarding highway noise. There are signs up and posted about not stopping on the road but there is not much that can be done to prevent the moose jams.

f) WYDOT bridge and intersection reconstruction

This project is slated to start in 2023. New plans have been circulated but there are no material changes within them. There will be an encroachment on the HOA common space as well as on Anne's property. The county commissioners agreed to fund two additional wildlife crossings in addition to the two that WyDOT has already added for a total of 4. Demerie spoke to Bob Hammond from WyDOT about concerns for protecting the waterways. He assured her that there is a SWPPP built into the contract. The storm water pollution protection plan is intended to have the selected contractor keep the water clean and DEQ will be onsite every two weeks to inspect and

enforce the requirements of the contractor to keep this clean. Owners are concerned about silt, debris and live nutrients being dumped into the waterways and want to use a best practices process to protect them. Ross and David both participate at the stakeholder meetings so River Hollow is represented.

g) Moose Collaring Project

14 moose have been collared by Wyoming Game and Fish. These moose are being tracked to see their travel patterns and well-being.

h) Stilson parcel update

There has still been no determination about what will happen with this property. Wish lists have been expressed but there are no plans or proposals to date.

i) Wilson – Green Lane Pedestrian Path and Underpass at Green Lane

The location of the underpass has been changed and moved further east near the end of the Hardie property. They still have not received an easement between Green Lane and the Hardeman property. An underpass will not be built until that is secured.

j) Reduced Speed on Green Lane

This initiative has passed and there are a few speed signs indicating the new, slower speed of 25mph (down from 30). Owners believe that even more signs may be needed.

7. New Business

Donna Shepherd wanted to confirm the election terms of board members. Gary, Anne, and David's 3-year terms expire in 2021 and Cap and Ross' 3-year terms expire in 2022.

8. Adjournment **1:00**