

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

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**2021 Annual Members Meeting Agenda  
Wednesday, March 10, 2021, 5:00 PM  
ZOOM**

**1. Attendance**

Present:

Robert & Melinda Ackerman, Russell Adams, Joe Albright, Scot Anderson, Charles Atwater, Jennifer Bailey, Erika Berry, Lisa Bradshaw, Kathryn Bratz, Jennifer Brock-Utne, Miles Chapin (2 units), Dexter Coffman, George Covington (2 units), Michael & Aimee Crook, Roan Eastman, Mark & Kristina Giger, Elizabeth Gilmour, Kurtis Gries, David & Leslye Hardie, Ann Heffner, Lydia Leitch, Diane Mahin, Victor Malai, Robert & Renee Martin, Janine McDowall, Nicholas Michael, Abigail Moore, Melissa Morton, Travis Owen, Julie Pfingst, Stephen Ranck, Brian & Dawn Reid, Jason & Caroline Ryan, Julie Scharnhorst, Gregory & Janet Skipitis, Megan Smith, Eileen Spillane, St John's Hospital, Danforth Starr, Trisha Taggart, Mary Walton, Alyssa & Kevin Watkins

Present by Proxy:

Elizabeth & Thomas Akers, Marguerite Guardado, Hoke Family Trust, Jeffrey Johnson, Mike Kraft, Susan LeBrun, Barry O'Sullivan, Roxanne Pierson, Teton County

Other:

GTPM: Tina Korpi, Demerie Edington, Tucker Olsen  
Nelson Engineering: Josh Kilpatrick

**2. Determination of Quorum**

With 53 of 77 units being present via Zoom or by proxy, it was determined there was a quorum.

**3. Reading and Approval of the 2020 Annual Members Meeting Minutes**

The members reviewed the 2020 annual meeting minutes. Nicholas Michael moved to approve the minutes; Gregory Skipitis seconded the motion. All voted in favor.

**4. Review of the 2020 Actual Income and Expenses**

Tina Korpi with Grand Teton Property Management reviewed the 2020 financials. She stated that the income for 2020 totaled \$341,153. Total expenses were \$268,223 with \$106,000 of that being transferred to the maintenance reserve account. There was a total net income of \$20,525. The balance in the operating account is \$54,584 and the balance in the maintenance reserve account is \$631,549.

**5. Review of the 2021 Proposed Budget**

Tina Korpi presented the 2021 proposed budget based off the 2020 actual expenses. There is no projected increase in the HOA dues. There is the proposed special assessment for the upcoming parking lot maintenance. Melissa Morton made a motion to approve the proposed 2021 budget. The motion was seconded. The vote was all in favor.

**6. 2020 Completed Maintenance Projects**

The water and sewer lines were repaired in 2020. There may be a couple more to be repaired this coming spring.

There was some deck and small siding repairs done over the year as well.

Due to the large windstorm, there was some maintenance clean up that occurred.

**7. Future Maintenance Projects**

~ Parking Lot Special Assessment~

Josh with Nelson Engineering presented to the owners about the repaving of the entire parking lot. Josh noted the various drainage issues that Creekside currently faces and explained that they have implemented some more drainage solutions to the plan to alleviate these issues in the future. The lighting and the railroad ties will be replaced during this project as well. The project will be completed in 3 different phases. The project is estimated to be completed within 6-8 weeks beginning in either July or August. The working hours will be from 7am to 7pm. Vehicles will need to be removed from the phase that is being worked on within those time frames. There was much discussion amongst homeowners about parking during this time frame. The Board will continue to discuss some solutions to try and work through the pains of this.

Tina explained that the board has proposed, based on direction given at the 2020 Annual meeting, to take a portion of the repaving project out of the maintenance reserve account and to assess the other portion to the owners. Then, in 2023, as discussed at the previous annual meeting, the HOA will begin the residing project. Julie Scharnhorst presented to the owners the anticipated projects upcoming including the parking lot replacement (2021), siding project (2023) and roof replacement (2029). Julie explained that the HOA would look at procuring a loan for the siding project. Many homeowners expressed the need to make these improvements as much maintenance has been deferred for many years.

**8. Review of Rules and Regulations**

**a. Animal Control**

There was discussion about animal control. Tina reiterated to owners to pass along the rules and regulations of the association to tenants if it is a rented unit.

**b. Parking**

GTPM wants to remind owners of the parking rules. Tina expressed that the parking has gotten better over the years but still isn't perfect. Tina again expressed to have owners pass along the rules and regulations to tenants.

**c. Reminder of process for any architectural change**

Grand Teton Property Management would like to remind all owners of the process to undergo any architectural changes. Owners must submit the request for any architectural change and get board approval prior to completing any work. Owners can reach out to GTPM to get more information on the application process.

**9. Election of Directors**

All five director seats are one-year terms; therefore, all seats are up for reelection. Melissa Morton nominated Gus Suclla to join the rest of the board.

Megan Smith made a motion to elect Julie Pfingst, Julie Scharnhorst, Melissa Morton, Travis Owen and Gus Suclla to the board. Dexter Coffman seconded the motion. The vote was all in favor.

**10. Other**

The annual letter for irrigation of the lawn has been sent out. The HOA will not use those spigots without getting permission to use the water to irrigate the lawn.

**11. Adjournment**

With no further discussion, the meeting was adjourned.