

**COTTONWOOD PARK HOMEOWNERS ASSOCIATION**  
GRAND TETON PROPERTY MANAGEMENT  
610 W. Broadway, Suite 203, Jackson, WY 83001  
(307) 733-0205 – Fax: (307) 733-9033

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2021 Annual Homeowners Meeting Minutes Draft  
October 19, 2021 6:00 pm  
Held Via Zoom

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**1. Attendance**

**Present:** Cathy Orth, Claudia Gillette, Dennis Jesse, Donna Baur, Jell Veber, Julie Hoklin, Margaret Gordon, Shana Workman, TK, Patrice Banks, David Cernicek, Hannah Cooly, Michelle Brown, Jason Snider, James Keller, Becky Brooks, Marge Pesch, Sam Danahy, Susan Hollingsworth, Erik Dombroski, Melinda, Chris Johnson, Steve Stec, Dwight Reppa, Salim Mitha, Lori Clark Erickson, Dave Pfeifer, Kevin Krasnow, Nikki Melanson, Kelly, Pat & Heather Harrington, and Matt Donovan.

**Present Via Proxy:** Proxy to Dave Pfeifer: Will Smith, Charlotte Higgins, Peter Kline, Adam & Vicky Mates, Nat Partrige, German Marquin-Sanchez, Janice Skinner, Rob Wemple, Dan Land, David Lucas, Tim & Jean Day, Sue Theise, Greg Bigler, Debbie Bancroft, Maude Adams, Barbara Finkelson, Adolf Paier, Marilyn Ednie, Debra Wuersch, Diane Oglietti, Sue Cedarholm, Janet Munro, Alex Stevens, Sarah & Chris Fagan, Rita Holmes, Leroy Nethorcott, Ryan Combs, Dave & Nancy Dunlap, Michelle Weber, Stephen Lotridge and, Robert Werner.

*Proxy to Margaret Gordon:* Brett McPeak

*Proxy to Brad Howard:* Gary Machacek

*Proxy to Dennis Jesse:* Linda Hazen

**Others Present:** Tina Korpi and Tucker Olsen

**Quorum Present:** Yes

**2. Call to Order**

Tina Korpi Called the meeting to order and introduced herself, Tucker Olsen, and the Board of Directors.

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

Jill Veber Motioned to approve the minutes. Dave Pfeifer seconded the motion. There were no objections. *The 2020 annual meeting minutes were approved.*

**4. Financials**

• **Review of 2020-2021 Actuals vs. Budget**

Tucker Olsen reviewed the financials. The association took in a total of \$188,280 in association dues. \$25,119 was taken in for storage area rent with a total operating revenue of \$211,906. Total operating expenses were \$209,447 resulting in a net income of \$2,459. The operating account had a balance of \$27,631 and the maintenance reserve had a balance of \$310,991.

- ***Review of the Maintenance Reserve Account***

Tucker reviewed the maintenance reserve expenses. The only maintenance expense for 2020-2021 was the asphalt sealing of the pathways and the common area asphalt. The expense was \$32,875. The 2021-2022 maintenance reserve budget includes \$50,000 for playground improvements as well as money budgeted for the maintenance of the Community Center.

- ***Homeowners Dues***

The Board of Directors chose to raise the dues by 5% to \$201 per quarter increasing operating revenue for the association by \$14,000 annually. Patrice Banks motioned to approve the increase in dues. Susan Hollingsworth seconded. There were no objections. Cottonwood Park Owners have the option to pay for the year in full to receive a 5% discount on their dues.

## **5. Old Business**

- ***Asphalt Sealing***

The HOA owned asphalt throughout the neighborhood was sealed by Hunt Construction. Additionally, the roads throughout the neighborhood which are owned by the Town were also chip sealed by the town.

- ***Food Trucks***

There were Food Trucks at the Cottonwood Park Community Center a few times throughout the summer with the intent to provide an alternative dining option to residents. Matt Donovan proposed the idea to Dave nearly a year prior to the first food trucks occurring. The board worked through the logistics and considered possible issues that may occur, impact to other residents, and licensing through the town. Ultimately the board decided to do a trial run with the food trucks to see how it would work with the community. The first two initial food truck nights received positive feedback so much so that the board elected to allow two more food truck nights, with earlier start and finish times.

- ***General Discussion***

Erik Dombroski brought up that there is a section of fence owned by the middle school that is leaning. GTPM will reach out to the Middle School to request the fence is repaired.

Dave Pfeifer mentioned that a large portion of the HOA budget goes to covering trash collection. A few years back the HOA switched to Yellow Iron saving a couple thousand dollars per month or \$24,000 per year. Dave expressed concern for the wildlife getting into the trash, noting that if the HOA were to have to switch over to bear proof cans, the cans themselves would cost more to replace as well as the collection would increase. He asked everyone to please be mindful of their trash and if possible, to store garbage cans inside of the garage.

## 6. New Business

- ***Discussion of upcoming projects***

The Community Center is scheduled for painting on the interior and exterior of the building.

- **Election of Directors - 2 year terms**

There was one open position and two directors up for reelection.

Sam Danahy nominated herself for the open position. Margaret Gordon motioned to reelect Dave Pfeifer and Steve Stec as well as elect Sam Danahy. Dennis Jesse seconded.

There were no objections.

***The current Board of Directors is as follows:***

*Dave Pfeifer, President – Term through 2023*

*Sam Danahy – Term through 2023*

*Steve Stec – Term through 2023*

*Margaret Gordon – Term through 2022*

*Dwight Reppa – Term through 2022*

## 8. Adjournment

With no further discussion the meeting was adjourned.

Respectfully Submitted,

Tucker Olsen

Homeowners Association Manager

Grand Teton Property Management