

KING EIDER HOMEOWNERS ASSOCIATION

Grand Teton Property Management
P.O. Box 1042, Jackson, WY 83001
(307) 733-0205 Fax (307) 733-9033

2021 Annual HOA Meeting Minutes
October 21, 2021 at 5:30pm
Held Via Zoom

1. Attendance

Present: John Canetta, Megan Slater, Chiara Havel, Chris Braun, Eileen Mossman, Mark Lamb, Kent Spence, Mark Schultheis, Brad Dickey, Sam Rendall, Amy Staehr, Vicky O'Donoghue

Present Via Proxy: Jim Byrne, Sarah Beninga, Cory Carlson, and S. Floyd giving their proxies to Megan Slater

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

2. Reading and Approval of 2020 Annual Meeting Minutes

Chris Braun motioned to approve the 2020 annual meeting minutes. Sam Rendall and Brad Dickey seconded. None were opposed. *The 2020 annual minutes passed.*

3. Review of 2021 Actuals / 2022 Proposed Budget

Tucker reviewed the 2021 YTD actuals. There was a total operating revenue of \$17,162. The total operating expenses were \$11,502, with an additional \$8,100 being deposited into the reserves for a net operating expense of \$2,439. Common area landscaping went over budget because there was only \$800 budgeted. The actual cost to maintain the common area is closer to \$4,000. One owner was delinquent by three quarters, GTPM is trying to contact the owner but does not have any contact info. GTPM will continue to attempt to contact the owner.

Tucker reviewed the 2022 proposed budget, which included increasing the common area landscaping to \$4,000 from \$800 as well as increasing the dues to \$202 per quarter to cover the increased common area landscaping.

Eileen Mossman was concerned about the cost to repave the roads. She thought that the reserves were under funded and should be updated based on current information.

John Canetta motioned to approve the proposed budget with the increase in homeowner dues to \$202, per quarter. Eileen Mossman seconded. All were in favor, save for Vicky O'Donoghue. Vicky was wondering if owners could be updated on where they are in regard to the 10 year road reserve payment.

4. Common Area Landscaping

Village Gardener provided a quote to maintain the garden beds summer and spring along with mowing the common areas. King Eider is budgeting \$4,000 to cover the common area landscaping. The maintenance will include cleaning the beds and adding mulch in the spring and cutting down the plants.

5. Trailers / Recreational Vehicles 3 Day Limit

John discussed trailers being parked in people's driveways. According to Rafter J this is not permitted. There is zero tolerance for people parking trailers within sight from their neighbors. Rafter J does not enforce this unless the office is notified by a homeowner. There is an unofficial 3-day grace period. If the trailer is there for three days after the report the homeowner there will be a written warning followed by a fine which can be in the amounts of \$100 - \$1,000. The grace period is designed to allow for owners to load and unload their recreational vehicle and get it ready before and after activity. Residents can reach out directly to the Rafter J office to file a complaint regarding trailers.

6. New Business

Vicky O'Donoghue asked if the fire Hydrants were the responsibility of the ISD of King Eider to flush. John Canetta reported that the ISD did in fact take care of flushing the hydrants.

Vicky O'Donoghue said that she would be going around with a petition for residents to sign to have Rafter J absorbed into the Rafter J HOA.

7. Election of the Board of Directors

Megan Slater was up for reelection. John Canetta motioned to reelect Megan Slater for a three year term. Sam Rendall seconded. All were in favor. The board of directors is as follows:

Megan Slater – Term Ends 2024

John Canetta – Term Ends 2022

Brad Dickey – Term Ends 2023

8. Adjournment

With no further discussion the meeting was adjourned.

Respectfully Submitted,
Tucker Olsen
Grand Teton Property Management