

**The Palisades HOA**  
C/O Grand Teton Property Management  
PO Box 2282  
Jackson, WY 83001  
307-733-0205/ 307-733-9033 Fax

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Wednesday, August 4, 2021  
3 pm (MT)  
Zoom Virtual Meeting

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**Minutes**

**1. Call to Order**

The meeting was called to order at 3:05 pm(MT)

**2. Attendance**

Palisades:

*Attended:* Judd and Jennifer Cummings, Philip and Gayle George, Caron Edwards, Joel Hoffman, Edward and Maria Holodak, John and Deborah Kolb, John and Karen LaRosa, Gary Linger, Brad Mahon, Jean McMillin, Robert and Dianne Meister, Anne Sprute, Jeff Neiswanger, Douglas and Elaine Powell, Linda Shaw, Bob Woods(3), Susan Prejean, Irene Poodts and Steve Wilson

*By Proxy:* David Bishop, William and Kim Brennan, Randy Hoff, Wayne and Carolyn Lehman, Ryan and Kim Mitchell, Justin Quigley(2)

*GTPM:* Tina Korpi, Edye Sauter

**3. Determination of Quorum**

With 27 members present virtual or by proxy, it was determined there was a quorum. Three Board Members were present: Ed Holodak, Jeff Neiswanger and Bob Woods.

**4. Reading and approval of 2020 annual meeting minutes**

Jeff Neiswanger moved to approve the 2020 annual meeting minutes as written. Brad Mahon seconded the motion and all voted in favor.

**5. Review of Financials and 2022 proposed budget**

Edye reviewed the financials thru 6.30.21. Thru this date, the association had an income of \$105,778.52 and expenses of \$93,349.50. Edye reported there are no delinquent accounts at this time. Edye noted the over-budget expenses being janitorial, propane, water & sewer, and insurance. These are due to the increase in prices from providers.

As of 6.30.21, the association has \$26,203.11 in the operating account and \$189,166.91 in the reserve account.

**a. Discussion of proposed dues increase**

The 2022 proposed budget was presented. The board is proposing a little over 7% per month increase to \$517.00 per month per unit to increase the maintenance reserve deposit as recommended in the capital reserve study and to cover the increases in insurance, internet & direct tv, water & sewer, and janitorial. The board discussed that labor costs and services have been increasing and the busy times in the area are generally driving up all prices. The Board and GTPM work to get competitive bids and strive for the best pricing on projects and services. The Board thanked GTPM for their hard work and being a great partner.

**b. Approval of 2022 proposed budget**

All owners present discussed and approved the budget with the increase in HOA dues to \$517.00 per month per unit. Brad Mahon moved to approve the 2022 proposed budget with the dues increasing to \$517.00 per month per unit. Jeff Neiswanger seconded the motion and all voted in favor.

**6. Report of Board of Directors**

Bob Woods reported that the HOA board continues to take its responsibility to prudently manage HOA funds very seriously. Bob noted the building saw an increase in usage with rental activity and owners quarantining and the building did well with no significant reported issues. Bob felt that owners seem to be working well with each other and communicating. Bob Woods discussed the building is now 14 years old and it is getting to be time to replace and do maintenance in individual units. Each owner should look into their water heater and air conditioner unit as they could be at the end of their life cycle.

**7. Old Business**

a. Capital Reserve Study and Maintenance. The Board relies on the study and has it updated every few years for the objective of not having a large special assessment for big items that fail or when something goes wrong.

**8. Other**

9. Ed Holodak noted that water leaked into the parking garage from the recent extensive rainstorm. Tina said we would look into the leaks. The members shared contractor information regarding replacing water heaters. Caron Edwards asked if the trailer in the parking lot could be moved or changed to electric to reduce the noise coming from the refrigeration unit on the trailer. Linda Shaw asked that the next time the parking garage was cleaned if there was a way to reduce the amount of dust as it was a lot. Joel Hoffman noted it would be beneficial if each owner would sweep their parking space regularly to help with what cars track in. Bob Woods asked that folks close doors securely when entering and leaving the building to help prevent rodents from entering the building and check that screens on windows and doors are secure. Bob Woods reminded homeowners if they changed the flooring in their unit to include the acoustic membrane that is designed to dampen noise. This membrane must be installed under flooring as required in the HOA documents. Anne Sprute asked if there is a way for owners to communicate, maybe online or in the building. Tina noted some other HOAs use Nextdoor and Facebook for communication with homeowners and the homeowners would set it up and administer it. Bob Woods suggested that GTPM send out an email asking the homeowner if they would like to opt-in to an owner contact list and distribute it to the owner who chooses to participate.

**10. Election of Board of Directors**

Justin Quigley's seat is up for election for a three-year term. Bob Woods nominated Justin Quigley. Jeff Neiswanger moved to re-elect Justin Quigley. Anne Sprute seconded the motion. With no other nomination, Justin Quigley was elected. The vote was all in favor.

The board of directors and their terms are:

Ed Holodak	2022
Jeff Neiswanger	2022
Bob Woods	2023
Justin Quigley	2024

**11. Adjournment**

With no further business to discuss, the meeting was adjourned.

*Respectfully submitted,*  
*Edye Sauter*

*GTPM*