

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

2021 Annual Meeting Minutes
July 15, 2021
3:00 PM
ZOOM

1. Attendance

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

Tina Korpi, Amy Floyd, Charley Boyton – GTPM

2. Call to Order 3:05

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 2020 Annual Meeting Minutes

Ross McIntyre moved to approve the minutes from the 2020 annual meeting. Anne Ferazzi seconded the motion, and all voted in favor.

5. Financials

a) Review of the 2020 and 2021 Year-to-Date Financials

Ross reviewed the 2020 and 2021 financial reports noting that while some areas exceeded the budget, others were under leaving the financials even. There are no delinquent accounts and nothing uncommon in the financial statements.

b) Maintenance and Investment Plan

There are a few items to be taken care of under the maintenance plan. This includes sweeping the roads in the fall, washing the bridges later this month and inspecting and repairing the bridges. There is \$1,800

budgeted for stream maintenance but the Board is expecting that to be under budget this year.

c) 2022 Proposed Budget Review

The 2022 budget does not include an increase in dues. There are no changes to the proposed budget from the current year's budget. Ross MacIntyre moved to approve the 2022 proposed budget. Anne Ferazzi 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 goal is to establish a stronger flow by narrowing the channels which will flush the silt and algae down naturally.

b) Road and Bridge Maintenance

Travis Karn has retired so GTPM has asked Brady Jones to do some maintenance on the bridges. All three have some planks that are in bad condition and need to be replaced. Karla at Nelson will schedule an inspection to confirm the structural components of the bridge. The goal is to continue to build the reserve, as the bridges are the largest asset of the HOA. Ongoing maintenance will help preserve this asset. Wyoming Landscape will be hired to clean the bridges later this summer.

c) CC&R Compliance

The Board would like to remind people to slow down when driving through the neighborhood. A reminder for some of River Hollow's younger residents is needed for the safety of those out walking and for the wildlife in the area.

d) Noxious weeds

Boreal is treating the weeds and is doing a good job of getting a handle on them. They have been out 3 out of their 5 scheduled days this summer. There have been no complaints from the community about the weed treatment program.

e) WYDOT bridge and intersection reconstruction

This project is slated to start in 2023. There are four wildlife underpasses that have been fully funded. The bike path construction will happen concurrently with the road program and an additional underpass will be constructed by Green Lane for pedestrians. There will be some gravel extraction happening between November and April to get ready for the project. Anne and River Hollow will be expecting an offer for the land the highway will be taking sometime this fall. Ross has been working with the appraiser on this issue.

f) Moose Collaring Project

While there is a lot of data being collected, there is nothing for discussion at this point.

g) Stilson Parcel Update

There has still been no determination about what will happen with this property. It is in the hands of the county commissioners and JHMR. Nothing is expected to be determined or discussed until the fall county commissioner meeting.

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

There are still two easements needed before construction plans can be finalized. The work will be done by WYDOT and paid for by the County and Pathways.

7. New Business

A reminder for homeowners to talk to their children about consequences of setting wires out within the community. An accident was avoided, but it could have gone a different way. Please be mindful and careful of your neighbors.

8. Election of Board Members

Gary, Anne, and David's 3-year terms expire this year. Cap and Ross' 3-year terms expire in 2022. Gary is not interested in staying on the Board, but Nick Schrock has volunteered for the position. In a unanimous vote, the slate of Anne, David and Nick were elected to the board for three-year terms.

9. Adjournment **4:00**