

KING EIDER HOME OWNERS ASSOCIATION
Grand Teton Property Management
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2022 Annual HOA Meeting Minutes
October 18, 2022 at 5:30pm
Held Via Zoom

1. Call to Order, Determination of Quorum

Present: (11 Units) Megan Slater, John Canetta, Chris Braun, Vicky O'Donoghue, Kent Riemondy, Mark Lamb & Kathy Farbod (One Unit), Audra Schultheis, Chiara Havel, Sam Rendall, Katie Murphy, Peter Krey

Present Via Proxy: (5) Sarah Beninga, Suzy Floyd, Renay Dean, Amy Staehr, and Brad Dickey proxies to Megan Slater.

Quorum Present? Yes, with 16 units present either in person or by proxy there was a quorum.

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

2. Reading and Approval of 2021 Annual Meeting Minutes

Chris Braun motioned to approve the 2021 Annual minutes, Sam Rendall seconded. All were in favor. *The minutes were approved.*

3. Review of 2022 Actuals / 2023 Proposed Budget

Tucker reviewed the 2022 actuals through 9.30.22. The association had collected \$15,084 in HOA dues and \$5,475 for the road reserves. The association had \$13,070 in operating expenses and deposited \$5,700 into the reserve accounts for a total net income of \$1,793.23 at the time of the meeting. Most expenses were in line with the budget with the exception of landscape maintenance which went slightly over budget. The Operating account had a balance of \$3,179, the Maintenance Reserve account had a balance of \$3,750, and the Road Reserve had a balance of \$28,531.

Tucker reviewed the 2023 proposed budget, which included increasing the dues to \$215 per quarter, and increasing the snow removal and lawncare budget both by \$500.

Kent Riemondy motioned to approve the 2023 proposed budget. Kathy Farbod seconded. All in attendance were in favor of the motion with the exception of Peter Krey and Vicky O'Donoghue who were opposed. *The 2023 proposed budget was approved.*

4. Road Reserve Ending

Tucker explained to the owners that some owners road reserve payments were expiring. Those who were expiring were the first to purchase in the development. The road reserve escrow payments were assigned to each lot upon the original purchase from the developer in the sum of \$25 for a period 120 consecutive months. As lots road maintenance fees expire the HOA may need to consider an alternative to funding a road reserve of some type, and may consider including the expense in the operating budget in the form of maintenance reserve deposits.

5. Snow Plowing

Village Gardener declined to continue to handle the snow removal in the winter of 2022/23. The HOA was able to obtain several bids, including bids from Lawngevity, South Park, Terrain, and TLC. The board is comparing the available options and will make a decision on which company to proceed with. The board selected TLC as the snow removal provider after the meeting.

6. Bear Proof Trash Cans

Bear proof trash cans are now required in Rafter J and it is enforced through the county.

7. Other Business

Vicky Odonoghugh updated owners that there is a chance that King Eider could be adopted into Rafter J as single Family homes rather than being looked at as “townhomes” Vicky asked if anyone was interested in having that looked at. Peter Krey stated he thought it would be a good idea. Kent Riemondy thought that it would be best handled by the board of directors.

8. Election of the Board of Directors

There were several nominations. John Canetta was up for reelection and stated that he would like to continue to run. Vicky Odonoghugh nominated herself and Peter Krey to be on the board. Katie Murphy nominated Audra Schultheis.

Based on there being 4 nominations and one position open, Grand Teton property management would send out a ballot with the nominations for owners to return within 24 hours. After the ballots were received back.

Brad Dickey – Term Ends 2023

Megan Slater – Term Ends 2024

Audra Schultheis – Term Ends 2025

9. Adjournment

Sam Rendall Motioned to Adjourn.

With no further discussion the meeting was adjourned.

Respectfully submitted,

Tucker Olsen, HOA Manager
Grand Teton Property Management

DRAFT