

**EAGLE VILLAGE HOMEOWNER ASSOCIATION**  
**GRAND TETON PROPERTY MANAGEMENT**  
**PO Box 2282 Jackson, WY 83001**  
**307-733-0205 Fax 307-733-9033**

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**Homeowners Annual Meeting Minutes**  
**Wednesday, September 21, 2022, at 12:00 pm MT**  
**Zoom Virtual Meeting**

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**1. Attendance**

Units in Attendance: Phil Powers, Jeter Case, Jeanie Staehr, Dan Marino (2 units), Steve Robinson, Brenda Cubbage, John Kissock, Lisa Reeber, Robyne Befeld, Pete Dennis, Susan Johnson, Alex Klein, Mary Catherine Roper, Louis Wang, David Hoelsch, David Carpenter, Carl King

Units Represented by Proxy: Erbe Family Trust, Teton Health & Wellness, Neil Loomis, Carol Robinson (2 units), Rod Pennington, Tom McClung (2 units), Amy Fulwyler, Emily Ambler, Helmut Thalhammer, Kim Journey, Gwynn Gilday

GTPM: Tina Korpi, Demerie Edington  
Nicole Krieger, HOA attorney

**2. Determination of Quorum**

With 135 votes present or by proxy, the quorum requirement of 124 was established.

**3. Call Meeting to Order**

David Carpenter called the meeting to order at 12:04

**4. Approval of 2021 Annual Meeting Minutes**

Brenda Cubbage moved to approve the 2021 Annual Meeting Minutes. The motion was seconded by Robyne Befeld and all voted in favor of approval. The motion carried.

**5. Review of Financials and 2023 Proposed Budget**

Demerie reviewed the 2022 financials year-to-date. She indicated that the HOA has collected \$262,292 in income and expenses have totaled \$259,727 for the year. The budget has been exceeded in a couple areas including maintenance and repairs due to the numerous frozen lines that occurred over the winter. The smoke alarm/fire extinguisher check has also exceeded the budget amount as a result of leaks in the lines being repaired over the spring. Snow removal exceeded the budget due to an excess of salt being applied. The snow removal company stated that given a "normal" snow year, the snow removal budget of \$11,500 should be sufficient for the coming winter.

There is currently \$16,593 in the operating account and an additional \$251,805 in the reserve account.

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For the upcoming 2023 budget there are a few line items that the board would recommend increasing. These include maintenance and repairs, electricity, legal fees, and insurance. The insurance premium is going to be increased from \$22,500 to \$67,500 as a result of the insurance needing additional coverage to offset the increased replacement cost of building in Teton County. Dues will be increased by 20.9% to accommodate these increased expenses.

## **6. Old Business**

### **a. Roof Replacement Discussion**

Tina reported that the roof issue is a big project in need of a general contractor. The engineer has looked at the roof and unfortunately, there are no vendors in the area that are either willing or able to take the job. The roof in question is the secondary (flat) roof on the side of the pathway over the parking garage. There is a design flaw in the roof, the membrane has been penetrated and the slope of the roof drains onto the units. Owner, Louis Wang, stated that he has been on the roof and believes the roof is flat and disagrees with this assessment. The HOA has done a tremendous amount of work to protect the units and has added heat tape in the drain pipes to reduce snow and ice buildup.

## **7. New Business**

### **a. Insurance Review and Discussion**

As discussed during the financial report, the cost of construction per square foot has increased such that the building coverage as it was written was insufficient. The board shopped for competitive policies and was able to rewrite the building coverage with Farm Bureau once they agreed to increase their policy limits. HOA attorney, Nicole Krieger, attended the meeting to explain the responsibility of personal insurance requirements. She explained that each unit would need coverage for "improvements and betterments" since the HOA would provide replacement coverage for original condition. Each unit will also want to cover personal property and personal liability. The building coverages will be revisited annually and owners can expect periodic increases in premium due to inflation and changes in building costs.

### **b. Discussion of Alarm System Replacement/Repair**

The HOA just completed the replacement of the alarm system. The "brains" of the monitoring system had aged out and were not accurately reporting. Everything has now been switched out and is functioning properly.

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**8. Election of Board of Directors**

The residential board seat of Kim Journey is expiring. She has agreed to run for another term. David Carpenter moved to reelect Kim to the Board of Directors. Brenda Cabbage seconded the motion, and all voted in favor.

The commercial board seat for Jeanie Staehr is expiring but she has decided not to run. Mark Menolicino and Phil Powers have both volunteered to run for this seat. Owners are being asked to submit their vote to GTPM today for the ballots to be counted. A huge thank you to Jeanie for her years of service and dedication to the Eagle Village HOA. Her time and energy have been invaluable to the community and she will be missed on the board.

*\*\*\*After receiving the votes by email, Phil Powers has been elected to the Board of Directors.*

*The current board is as follows:*

<i>Phil Powers</i>	<i>term expires 2025</i>
<i>Kim Journey</i>	<i>term expires 2025</i>
<i>Dan Marino</i>	<i>term expires 2024</i>
<i>David Carpenter</i>	<i>term expires 2024</i>
<i>Jeter Case</i>	<i>term expires 2023</i>
<i>Scot Mattheis</i>	<i>term expires 2023</i>

**9. Other Items**

~ Phil Powers would like to revamp the area on the north side of the building to provide a covered seating area. The board had previously discussed this request and determined that there were other issues that needed to be completed first. The board is looking into options to clear the topsoil, weeds and roots from the area to the north of the building along the bike path and either add zeroscaping or grass. Proposals are expected in the coming weeks.

~ Owners are being asked to collapse their boxes for recycling. Leaving them whole is creating a mess with overflowing bins and is adding extra expenses for the HOA to absorb.

~ There are vehicles that do not have current registration and some that are inoperable that are apparently being "stored." GTPM is trying to find out who these vehicles belong to so they can be brought into compliance. If the owners are not found, these vehicles will be tagged and towed away at the expense of the owners. Remember all vehicles must be properly licensed and registered and be in proper working order. Vehicles may not be stored and must be moved from time-to-time.

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~Kyle Krissock inquired about adding a charging station for electric vehicles at Eagle Village. He and Alex Klein volunteered to get more information about this and the grants available to add these EV Charging Stations.

~ There was a question about the ownership of the property on the other side of the creek. The HOA determined that Eagle Village did own a section of land and rented it out for parking. However, it was later learned that the Town of Jackson owns an easement on that property and the HOA cannot make it private.

~ Reminder to owners and residents that if you bring a shopping cart to the building, to kindly return the cart back to Smiths.

**10. Adjournment 1:00**