

**SOUTH MILLWARD HOMEOWNER'S ASSOCIATION**  
GRAND TETON PROPERTY MANAGEMENT  
610 W. Broadway, Suite 203, Jackson, WY 83001  
(307) 733-0205 Fax: (307) 733-9033

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2022 Annual Homeowner's Meeting Minutes  
July 21, 2022 at 11:30am  
Held Via Zoom

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**1. Attendance**

*Present:* Bob Norton, Quinn Deliquente, Lee & Mandy Sarno, John Bellamy, Sammi Robinson

*Present Via Proxy:* Elizabeth Kelleher, proxy to Tina Korpi, and Mark Titre, proxy to Lee Sarno.

**2. Reading and Approval of the 2021 Annual Meeting Minutes**

Bob Norton motioned to approve the minutes. Lee Sarno seconded. There were no objections. All were in favor. *The Minutes were approved.*

**3. Financials**

a. Review of 2021 Actuals vs. Budget

Tucker reviewed the 2021 financials. The association took in \$25,750 in HOA dues. The Operating Expenses totaled \$25,482 for a net income of \$270. All items were in line with the budget with the exception of tree removal which went over budget by \$1,500 due to some extra trimming on the large cottonwood on the backside of the 635 building as well as tree and stump removal of two trees in the parking lot that were infested with aphids.

b. Review of the 2022 Proposed Budget

Tucker reviewed the 2022 proposed budget. The proposed budget included one option with no increase in dues, and one increasing the dues by \$100 per quarter to \$950. Increasing the dues could allow the association to deposit more into the reserve. Bob Norton motioned to approve the proposed budget with increasing the dues to \$950 per quarter.

**4. New Business**

a. Increasing Insurance Coverage The buildings were insured at \$1.64M per building or \$412 per sq ft. Mande Sarno recommended that all owners review the insurance policy. She noted cyber security was included but not necessary. Tucker will send the policy to all owners and ask for feed back from owners.

b. Garage/Front Doors Replaced

Tucker reviewed a proposal to replace the garage doors. To replace with insulated steel it \$26,000 would be and insulated vinyl \$21,000. The owners will have a special meeting to decide if they want to replace the garage doors as a HOA, the meeting will be held on September 15<sup>th</sup>, 2022.

41:04

c. Siding Maintenance - Repaint or Replace?

d. Lawn Care Contractor Change

e. Proposed Zoning Map Amendment at 400 W Snow King

5. Other Business

- a. Election of Directors – John Bellamy was up for reelection. Lee Sarno motioned to reelect John for another term. Sammi Robinson seconded. All were in favor.

The Board is as follows:

Lee Sarno – Up for reelection in 2023

Bob Norton – Up for reelection in 2024

John Bellamy – Up for reelection in 2025

6. Adjournment

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