

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

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2022 Annual Meeting Minutes  
August 2, 2022  
10:00 AM  
ZOOM

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**1. Attendance**

Lot 1 Sanders- present	Lot 7 Manion- not represented
Lot 2 Hardie- present	Lot 8 Sieradzki- not represented
Lot 3 Schrock- present	Lot 9 Koegler- present
Lot 4 Ferazzi/ Hammett- present	Lot 10 Heimboch- present
Lot 5 Cagann/MacIntyre- present	Lot 11 Murray- present
Lot 6 Haney- present	Lot 12 Peters- present

Demerie Edington – GTPM

**2. Call to Order 10:05**

**3. Determination of Quorum**

With 10 out of 12 lots represented either in person or by proxy, the 50% quorum requirement was met.

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

Ross MacIntyre moved to approve the minutes from the 2021 annual meeting. Anne Ferazzi seconded the motion, and all voted in favor.

**5. Election of Board Members**

Cap Haney and Ross MacIntyre's terms are expiring and both are willing to rerun. Ross MacIntyre moved to elect Cap Haney to serve on the board of directors. Gary Sanders seconded the motion. All voted in favor. Anne Ferazzi moved to elect Ross MacIntyre to serve on the board of directors. Gary Sanders seconded the motion. All voted in favor.

It was also noted that the Schrocks will be selling their home and are moving out of state. Nick has resigned from the board. James Murray has volunteered to replace Nick. The board of directors will vote on this and elect officers in a separate board meeting.

**6. Financials**

a) Review of the 2021 and 2022 Year-to-Date Financials

Ross MacIntyre reviewed the financial report noting that the cash flow and reserve balances are on budget. All dues have been collected for 2022.

**b) 2023 Proposed Budget Review**

The budget for 2023 will be similar to the current budget with no increase in dues. There will be a few increases based on actual expenses. The bridge will need to be stained in 2023 and the roads will need to be sealed, considering the last time they were sealed was in 2017. This expense will come from the reserve account, so there will be a dip in that account balance to pay for this project.

Ross MacIntyre moved to approve the 2023 proposed budget. Anne Ferazzi seconded the motion, and all voted in favor.

**7. WYDOT Bridge and Intersection Project**

**a) Timetable**

**i) Dec 2022 – March 2023:** gravel excavation from riverbed. In doing this, the gate will be moved back and the parking lot will not be functional. The gravel will be crushed at the Stilson lot. This work is expected to be done by March 15 so as not to interfere with spawning.

**ii) Jun 2023 – Nov 2025:** bridge and intersection construction. The new bike path/pedestrian underpass behind Lot #3 will be completed in the summer of 2023. Ross will get a rough timeline from Bob Hammond at WyDOT to keep homeowners updated.

**b) Compensation to RH HOA: \$544,256.78**

The payment for the easement was received on July 14, 2022 to compensate the HOA for disruption to the common area. This is federal taxable income at a 30% tax rate so the net after-tax proceeds would be \$381,000 if we have no deductible expenses. However, expenses specifically related to this income *would be* tax-deductible. These expenses include all legal, accounting, appraisal and other fees incurred in relation to the WYDOT compensation.

i) All costs of remediating the impact of the WYDOT project, including restoration of the forest, reinstallation of the levee gate and sign, etc.

**c) Compensation to RH HOA – potential uses**

**i) Payment of related expenses (legal, accounting, appraisal):** estimated \$6,000  
*(Tax deductible from compensation.)*

**ii) Remediation (trees, underbrush and levee gate & sign):** estimated at \$125,000-250,000 depending on scope. *(Tax deductible from compensation).*

**iii) Substantial repair of all 3 RH bridges:** SWAG \$75,000-125,000.

**iv) RH 2023 maintenance expenses:** \$20,000 for RHD sealing, etc.

**v) Add to RH reserves for future needs.**

**vi) Reduction of future HOA annual dues.**

**vii) Connect RH to Wilson natural gas line.**

**viii) Other?**

James Murray noted that there is a risk of substantial sediment from the highway construction coming through the River Hollow waterways and he is concerned about the potential clogging of the stream. He suggested the HOA

look into spending funds to open those waterways and the flow of the stream that flows through River Hollow.

Ross suggested improving the HOA path up the side of the levee to make the last 10-15 feet less steep.

General consensus was that the bridge repairs and habitat remediation were the top priorities and we need to get a firm understanding of the bridge costs asap.

## **8. Old Business**

- a) Stream maintenance – Discussed above
- b) Road and bridge maintenance – Discussed above
- c) CC&R compliance  
Homeowners are asked to be mindful about light pollution being caused from exterior lights. Please do not illuminate the woods.
- d) Noxious weed treatment program – No Discussion
- e) Stilson parcel update  
There has been no new development in this issue. Homeowners would like to stay advised about what options are being considered for this area and are concerned about the discussions that happen behind county commissioner doors.
- f) Wilson – Green Lane Pedestrian Path and Underpass at Green Lane  
- WYDOT intends to complete the new pedestrian underpass under Hwy 22 behind the Schrocks' house by Oct 2023.  
*\*\* (Update /correction: the underpass should be completed by July 2023 and the rest of the new pathway to Wilson by the fall of 2023.)*

## **9. New Business**

~ There are concerns about e-bikes being operated on the levee. This is creating a negative disruption to wildlife. Additionally, there is a safety concern with people operating motorized vehicles on the levee. As this is not public land, the homeowners would like to nip this behavior in the bud by putting a sign on the gate. GTPM will provide a cost estimate for this sign.

~ There is a desire to have owners use one company for trash services. This will reduce the number of days the trash trucks are driving through River Hollow. Cap will speak to Yellow Iron to discuss this arrangement.

## **10. Adjournment 12:06**