

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

2022 Annual Homeowner's Meeting Minutes
September 29th, 2022 at 12:00 pm
Held Via Zoom

1. **Attendance: Present: (9 Units)** Rusty & Diana Brown, Scott Pierson, Pamela Stockton, Kyle Mills, Jennifer Davis, Joan Baldwin, Betty Terrill (2 Units), and Bruce Hawtin
Present via proxy: (1 Unit) Richard Brown – proxy to Kyle Mills
Others Present: Tina Korpi and Tucker Olsen with Grand Teton Property Management
2. **Reading and Approval of the 2021 Annual Meeting Minutes**
Diana Brown motioned to approve the 2021 minutes. Joan Baldwin and Kyle Mills seconded. All were in favor. *The minutes were approved.*
3. **Financials**
 - **Review of 2021 Actuals vs. Budget**
Tucker reviewed the 2022 actuals from September 1 2021 through August 31 2022. The association took in \$96,500 in HOA dues. There was a total expense of \$105,407 resulting in a net expense of \$8,897. Several items went over budget including irrigation which was due to a leak in the irrigation line going over budget by \$4,182. The leak in the irrigation line was resolved by Valley landscaping so the irrigation should not go over budget again next year. Insurance was over budget as well, by \$3,647, due to a premium increase, as well as the down payment for the policy. Landscaping went over what was budgeted due to an extensive maintenance overhaul of the garden beds surrounding the buildings which included weeding and refreshing the bark in the beds. The association had \$7,156 in the operating account and \$128,580 in the maintenance reserve account.
 - **Review of the 2023 Proposed Budget**
Tucker reviewed the 2023 proposed budget. The proposed budget included an increase to lawn care, trash removal, insurance, and tree care. The proposed budget also included an increase to the HOA dues to cover the increasing operating expenses. Jennifer Davis motioned to approve the 2023 budget with a \$50 increase per month to the dues. Kyle Mills seconded. None were opposed. *The budget was approved with a \$50 dues increase.*
4. **New Business**
 - **Staining Status Update** – Franklin Painting was on sight painting the decks and railing and other weather areas at the time of the meeting.

They were getting close to finishing, and the owners in attendance were happy with the work.

- **Roof Replacement Plan** – The owners in attendance discussed replacing the shingles on the roofs. Everyone seemed to agree that 2024 would be a good year to plan for. Tucker was able to get a bid from Imperial Roofing. Their bid was to replace the shingles for \$197,000, and for the epdm membrane could be replaced for \$9,000, or for an additional \$3,200 could add a primed dms deck which would bring the roofs up to code for fire safety. That comes out to roughly \$17,500 per unit to replace all of the roofs.
- **Rental/Renter Conversation** – Rusty brought up that many of the units are being rented and the owners should be advising their renters of the rules of the association and how the garbage and parking operates. Rusty requested that the renters be appraised of the rules and regs by the owner.
- **Driveway Sealing, Signage, & Curb Painting**
The owners noted that the curbs needed to be painted, and asked Tucker to schedule that work for the spring when the weather permits.
- **April 2023 Landscaping Cut Down**
Valley Landscape identified several trees that needed to be cleaned up. The owners asked Tucker to get a cost estimate for the clean up.

5. Other Business

Irrigation Leak: A leak was found in the irrigation line by valley landscaping during the winterization of the irrigation. The leak was repaired and believed to be the leak that was causing the irrigation bill to go over budget. This will be verified when the irrigation is restarted in the spring.

6. Election of Directors – 2 Year Terms

Rusty Brown and Betty Terrill were up for reelection. There were no other nominations. Joan Baldwin motioned to reelect Betty and Rusty. Kyle Mills seconded. None were opposed. The board of directors is as follows:

- Betty Terrill up for reelection in 2024
- Rusty Brown up for reelection in 2024
- Bruce Hawtin up for reelection in 2023
- Jennifer Davis up for reelection in 2023

7. Adjournment

With no further discussion, the meeting was adjourned.
Respectfully submitted,

Tucker Olsen, HOA Manager
Grand Teton Property Management

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