

**PONDEROSA VILLAGE HOMEOWNER ASSOCIATION**

Grand Teton Property Management

P.O Box 2282, Jackson, WY 83001

307-733-0205 Fax 307-733-9033

---

2022 Annual Homeowners Meeting Agenda

Tuesday, November 1, 2022 at 5:00 p.m.

Via ZOOM

---

Current Board:

Katy Fox, Matthew Hirbour

**Attendance:**

***Present (11):*** Katy Fox, Matthew Hirbour, Tea Obreht, Austin & Chloe Hopkins, JMC Properties (2 units), Tim Miller, Susan Mol, Roberto Nava, Richelle Paulsen

Tina Korpi & Charley Boyton from GTPM

***Present by Proxy (9):***

*Proxy to Katy Fox:* Norene Cannedy, Christopher Daly, Isaac Faust, Glenda Harmon, Mary Katherine Long, Star Ridge Properties, Noel Trask

*Proxy to Matthew Hirbour:* Jim Clouse

*Proxy to Tea Obreht:* David Baczko

1. Call to Order & Determination of Quorum  
With 18 of 64 units represented in person or by proxy the 10% quorum requirement was met.
2. Introductions  
The current board of directors and Charley Boyton and Tina Korpi from Grand Teton Property Management introduced themselves to the Zoom meeting participants.
3. Reading and Approval of the 2021 Annual Homeowners Meeting Minutes  
Katy Fox made a motion to approve last year's annual meeting minutes. Matthew Hirbour seconded the motion. All voted in favor.
4. Maintenance Projects  
Charley explained that several projects were completed this year. The cottonwood trees that border the south side of the property were cut back. This eliminated the large branches that were threatening parked vehicles. The tree foliage has filled back in nicely over summer. Tree trimming totaled \$6,650 this summer.

Charley also spoke to the parking lot which was sealed and striped this summer and all of the parking spaces are now clearly marked. This has helped alleviate

vehicles parking in wrong spaces. The asphalt repair totaled \$12,240 with an additional \$1,540 for striping and numbering.

Tina explained that there are a few upcoming maintenance projects that should get done. The siding and porches should be stained within the next year. The last time they were done was in 2018 and the cost was \$90,700. There will be around a fifteen percent increase to that price to stain next summer.

Tina also explained the roof will need to be replaced within the next ten years.

Tina encourages the HOA board to start thinking about this now as ten years can go by really fast.

## 5. Financials

### a. Review of 2022 financials

Tina Korpi reviewed the financials noting that the HOA has \$51,891.77 in the operating account and an additional \$167,124.79 in the reserve account. The HOA has collected \$145,695.70 in income so far this year and expenses total \$140,251.54 which includes a deposit of \$34,499.97 into the reserve account. There was one line item in the budget worth comment. There was a \$5,000 fall clean up bill from 2021 that was paid after the first of the year. This put the budget over on lawn care for 2022. Tina mentioned that the payoff amounts on the capital projects have greatly decreased. The loan pay-off amount for the siding is \$156,524.25 and the pay-off amount for the roof ventilation project is \$147,496.30.

### Review of 2023 Proposed Budget

The 2023 proposed budget did not increase HOA dues but there have been a few changes to the budget. Snow Removal was increased to \$12,000. Water and Sewer as well as Trash Removal shows a 5% increase. After speaking about an upcoming roof shingle replacement, Katy Fox made a motion to approve the 2023 budget with a \$20 per month increase in dues to further fund the maintenance reserve for the roof replacement. The increase will start January 1, 2023. Matt Hirbour seconded the motion. All voted in favor. The new monthly dues will be \$270 allowing an additional \$15,360 to be deposited into the maintenance reserve account.

## 6. On-going Business

### a. Parking

Charley spoke to the parking and reminded everyone that there is only parking allowed for two vehicles per unit. Guest spots are not to be used for overflow parking but to allow visitors to have a space when visiting a resident at Ponderosa Village.

### b. Clean Up of Property

Charley reminded all in attendance that bikes should not be stored up against the fence or the buildings and reminded everyone that porches are not to be used for storage. There will be a bike clean-up again next spring.

c. Discuss Rules and Regulations

Charley will be walking through the property soon to check people's decks and porches to make sure they are not used for storage, but only patio furniture.

7. Election of Directors

Katy Fox and Matthew Hirbour agreed to stay on the board for another year. Richelle Paulsen volunteered for the third position. Matthew Hirbour made a motion to approve the board, and Tea Obreht seconded the motion. All voted in favor.

8. Other

There was discussion about mold in the units. Tina explained that there might be some mold staining but there should not be active mold. This was the reason the siding project and roof ventilation project happened. All vent fans are to be vented to the outside of the building. This was a requirement for all owners who did not currently have a fan vented to the outside in 2019.

9. Adjournment 5:50pm

\*Board positions were elected after the meeting. Matthew Hirbour is president, Katy Fox is vice president, Richelle Paulsen is secretary/treasurer.