2022 Annual Homeowner's Meeting Minutes
March 21, 2022, at 10:00 am MST

Zoom Meeting

1. Attendance & Determination of Quorum

Present by Conference Call: Bill O'Gara, Michael Hartley, Parker Reese, Proxy to Michael Hartley: Stuart Suna

Quorum present: Yes, with over 51% of the owners present or by proxy there was a quorum.

Others Present:
Grand Teton Property Management: Edye Sauter

2. **Call to Order**
   Edye Sauter called the meeting to order.

3. **Approval of Annual Meeting Minutes from March 24, 2021**
   Bill O'Gara moved to approve the annual meeting minutes from March 24, 2021.
   Michael Hartley seconded the motion. Vote all in favor.

4. **Financials**
   a. Edye Sauter reviewed the 2021 Income vs. Expenses. Edye noted the operating revenue for 2021 was $108,300 and operating expenses were $110,004 with a net loss of $1,694. Edye noted repairs and maintenance were the expense item over budget. This was due to having the stones on the buildings repaired, down trees removed, and the asphalt repaired.
   b. Review of the 2022 Proposed Budget. The Board reviewed the proposed budget for 2022 and proposed the HOA monthly dues increase to $1200 per month beginning April 2022. The HOA expenses that have increased are insurance, lawn care and trash removal.
   Bill O'Gara moved to approve the 2022 budget as proposed. Parker Reese seconded the motion. Vote all in favor.

5. **New Business**
   a. Fence repairs – the buck rail fence around the cemetery will be repaired this spring. GTPM will look for loose stones or stones that have fallen from the building and have the stones reset.

b. Election of Directors – Michael Hartley made a motion to elect the same slate of directors for 2022. Bill O'Gara seconded the motion. Vote all in favor.

6. Adjournment
With no further discussion, the meeting was adjourned.

Respectfully submitted,

Edye Sauter
Grand Teton Property Management