

WIND RIVER HOMEOWNERS ASSOCIATION

GRAND TETON PROPERTY MANAGEMENT
PO Box 2282, Jackson, WY 83001
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2022 Annual Meeting Minutes
January 18, 2022 at 3:00pm MT
Zoom Meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/84225627304>

Meeting ID: 850 9363 0385 | By phone: 1-720-707-2699

1. **Attendance & Determination of Quorum**

Board Members Present: Robin Cloyd (2 units), Ruth Jenkins, and James Facer

Homeowners Present: Janet Offensend, Tom Roland, Harold and Penny Koyama, John Delgaudio, and Trish Zuccotti

Homeowner Present via Proxy: Springdale Stores Inc.

Other Present: Tina Korpi and Amy Floyd with Grand Teton Property Management

2. **Determination of Quorum and Call Meeting to Order**

With 10 owners present or represented via proxy a quorum was determined. Robin called the meeting to order.

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

Jim Facer made a motion to approve the 2021 minutes as written. Janet Offensend seconded the motion.

Vote: all in favor.

4. **Financials**

a. **Review of the 2021 Budget to Actuals**

Amy Floyd reviewed the 2021 expenses to budget. The total income for Wind River HOA dues for the 2021 equaled \$195,800 with total expenditures equaling \$198,382 creating a shortage of \$2,573.21. At 12.31.21 there was an account that was delinquent by \$2,200. The funds have since been collected. Firewood expenses were over budget by \$4,440 when compared to 2021. Firewood will be discussed later in the meeting. The other notable overage for the year is in Maintenance and Repairs for the repair of the decking. The budgeted amount of \$2,550 for accounting fee has not been billed at the time. The ending balance in the operating account as of 1.12.2022 totaled \$81,447.13. \$48,000 was contributed to the Maintenance Reserve account in 2021. The Special Assessment for the waterline replacement project has been collected in full for all units. The ending balance in the maintenance reserve account as of 1.12.2022 totaled \$87,645.64, note that the HOA still owes \$59,632.93 to Westwood for the completion of phase 2 for the waterline project.

b. **Review and Approval of the proposed 2022 Budget and Roof Replacement Special Assessment**

The 2022 proposed budget does not include an increase in dues. There will be a Special Assessment in 2022 for the replacement of the roof. The total amount of the 2022 special assessment will be \$180,000, which equals \$12,000 per unit.

5. **Old Business**

a. **Water Line Replacement Project**

Amy reported that the water line replacement project is currently on budget and will be completed in full after the close of the mountain resort in 2022. Westwood Curtis will need access to units 1 through 9 in the spring to connect the new water line to the interior plumbing.

b. **Parking Lot Paving and Striping**

The Parking lot was paved in summer of 2021 along with the waterline project. The Board also approved striping the parking lot to help with the parking issues.

c. **Stairs and Decking Repairs**

The decking on the walkways were replaced this year. The exterior stairs have also been repaired and updated.

d. **Exterior Electric Repairs**

Major repairs to the exterior court yards were done by MNT Electrical. The lighting is now to code and in good working order.

6. **New Business**

a. **Roof Replacement Project**

The Board has worked to obtain 3 bids for the replacement by 3 different contractors. The Board meet with 2 contractors and have hired Roof Rescue. The roof that will be replaced was asphalt shingle. The project will begin as soon as possible in the spring. The project is expected to be completed before June 2022. Ruth added that the building has a cold roofing system and will be adding a new snow brake system. The Board will share the warranty and contract details with the members.

b. **Firewood** – As noted in the budget there was a large increase in firewood and the supplier is having a hard time with staffing, so deliveries have been an issue this year. The Board has been working through different solutions to the problem. The current options to solve the supply and cost issues would be to enclose the snow storage area and to stock the firewood in the later summer months when costs are lower. GTPM will get a bid to enclose the wood storage. Tina noted that it would be a good idea to discuss this option with the fire department prior to ordering the wood. Ruth also noted that the HOA will be spending a large amount of the capital reserve and may not have the funds to do this project in 2022.

c. **Snow Removal**

The Board has hired JH Snow Removal for the winter 2021.22 to do the parking lot and the walkway. The members present noted that the parking lot is becoming narrow and needs to be cleared. GTPM will contact the JH Snow Removal Company. Amy asked owners to please contact her with any snow removal needs as this is a new company for the HOA and feedback is helpful.

7. **Election of Directors**

Jim and Ruth's director position was up for re-election. Robin moved to re-elect Jim and Ruth for another 3-year term. The motion was seconded by Trish. Vote: All in favor.

Current Composition of the Board of Directors:

Robin Cloyd, President (term expires 2024)
Jim Facer (term expires 2025)
Ruth Jenkins (term expires 2025)

8. **Management Agreement**

The members present agreed to proceed with another contracted year with GTPM.

9. **Set Date for 2023 Meeting**

2023 Annual Meeting will be held on Tuesday, January 17th, 2023, at 3pm MT.
The walkthrough will be done in late September.

10. **Other**

Trash is always an issue and is overflowing. A reminder of how to handle the trash on departure cleans and trash pick up days.

11. **Adjournment**

With no further discussion the meeting was adjourned.

Respectfully submitted,
Amy Floyd
GTPM

DRAFT