



**2022 River Rim Ranch Owners' Association
Annual Meeting**

July 18, 2022 · Overlook Lodge

Call In Number: 617-769-8229 access code: 124782

Establish Quorum

Needing 15-9 proxies, 13 in person votes

Quorum established.

Chris Holden

Dave Ward

Nancy Williams

Francesca Feng

In person Wayne Powell

Kristy & Lindsey Brehm

Kevin & Holly Bauer

Paul McKenna

Kate and Jerry Wirkus

Murray Roberts

Smoke Gould

Witherington

Division 2 update: Unknown please ask the county for any questions.

Approved 2021 Annual Minutes

Kristiy Brehm moves to approve, Murray Roberts Second.

Approved

Current Board Introduction

Wayne Powell 2023

Jen Magnusson 2024

Dr. Alfrey 2022

Kristy Brehem 2023

Kurt Harman 2024

President's Report

Gate Update

New gate will be installed between aug 15-Sept 1. Multiple collisions and damages have caused the gate and gate mechanism to need a complete repair.

New Gate system

A new gate system was implemented allowing all property owners to have a unique pin code as well as app access to the gate. This allows owners to open the gate remotely as well as provide controlled access and a log. Fobs are programmed specifically for property owners. Currently, property owner Jen Magnusson is providing codes, fobs and app programming for property owners. A user guide is available. For any owners who have yet to request code or fobs, please contact Jen Magnusson. Contact information and directions available through Grand Teton Property Management.

Front Entry Landscape

The landscaping and fence from the Highway to the gate is scheduled for replacement and updating. The landscape beds will be cleaned and new weed barrier installed as well as new plants and trees will be planted.

Neighborhood Communications

Facebook will be our featured communications platform. All homeowners are encouraged to join.

We will share the board members on Facebook.

Send out minutes of the annual HOA meeting to be distributed via email through. GTPM

Maintenance Report

Snow removal-better than normal so our budget reflects the light snow year.

We graded trails

Weed management: we have sprayed twice

Lot mowing will happening in the next few weeks.

Have each homeowner address their fencing. Common areas will start to be addresses in future. Prioritizing the most deteriorated areas. Hope to use materials with integrity from the front entry.

Fire suppression. Monitored

River pump was serviced.

Design Review Committee

Kristy Brehm is the point person/committee for design review.

Guidelines and process is available on Grand Teton Property Management website.

The process is that she works with homeowners to ensure plans, processes and requirements are met and will successfully be

New Construction as well renovations, remodels and extensions are required to go through the design review process, including landscaping plans.

Currently there is one property has approval and a permit. Five properties nearing completion. Recent purchases are looking at 18-24 mo to start building.

Post link on Facebook

Treasurer's Report

2023 Budget Vote

Chris Holden as treasurer. Cash position 174k increasing our year to date numbers 50K and run rate 100-110 revenue is 125k running a small surplus. There are a number of projects yet to be finalized.

2023 we estimated a \$100k for gate, landscape and fencing. The HOA would bear 50%. Built the budget based on 2021 which has surplus of 2k. Reality will have additional project dollars with \$114k which is approximately 1 year of expenses.

4 main expense areas: Snow removal, landscaping, maintenance and property management

Collections front is good. \$6k outstanding with only a few over 60 days.

OLOA is refunding July 1-Dec 31 dues to HOA to utilize for capital projects.

Next years board might address the forward looking options for capital.

Ed Alfry-Motion to approve budget.
Approved.

Introduction of Candidates

Ed Alfrey.
Nancy Williams
Anita Tawari has withdrawn from the race.

Biographies provided with pre meeting documents.

Election of New Directors

Votes were counted and proctored by Jennifer Magnusson and Kristy Brehm.
Dr. Alfrey won the elections for a 3-year term expiring 2025.

Other Business

~~Possible Sales percentage to HOA~~

Owner Questions: Is Grand Teton Property (Choo) required to pay dues.? The declarant rights were filed with his property purchase and became the declarant and. the declarant isn't required to pay dues.

Adjourn

Kristy Brehm Motion, Murry Roberts second
11:14

Secretary

Jennifer Magnusson July 18, 2022

A handwritten signature in cursive script, appearing to read "Jennifer Magnusson". The signature is written in dark ink on a white background.