

COTTONWOOD PARK HOMEOWNERS ASSOCIATION  
GRAND TETON PROPERTY MANAGEMENT  
610 W. Broadway, Suite 203, Jackson, WY 83001  
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2022 Annual Homeowners Meeting Agenda

October 26, 2022, 6:00pm

Held Via Zoom

To Join: [zoom.us/j/3608996164](https://zoom.us/j/3608996164)

To call in dial: 312-626-6799 Meeting ID: 3608996164

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**1. Attendance & Determination of Quorum**

**Owners Present:** Julie Hoklin, Margaret Gordon, Vicky Mates, Bob Wemple, Tiffany Mann, Patrice Banks, Haynes Wuthrich, Dwight Reppa, Shanna Workman, Jessica Sheehy, Ryan Stolp, Mark Daluge, Steve Melanson, Kathrine Koriakin, Dave Cernicek, Erik Dombroski, Michelle Brown, Samantha Danahy, Brianna Birschbach, Dennis Jesse, Jared Felitte, Michael Piker, Timothy Loughry, Chris Johnson, Dave Pfeifer, Dan Heilig, Mellissa McCurdy, Taylor Robinson, Georgia Cunningham, Todd Oliver.

**Present Via Proxy: Proxy to Dwight Reppa:** Robin Gregory, Dave Lucas, Nat Partridge, Brett McPeak, Sue Cedarholm, Julie Rennison, Marilyn Ednie, Barb Finkleson, Ronald Priebe, Deb Wuersch, Leroy Nethercott, Stephen Lotridge, Kevin Krasnow, Dolly Higgins, Dan Land, Michael Hodges, David & Nancy Dunlap, Rita Holmes, Janet Munro, and Timothy Day.

**Proxy to Sam Danahy:** Jason Snider and Lynn Friess

**Proxy to Dave Pfeifer:** Jill Veber and Janice Skinner

**Proxy to Katherine Koriakin:** Andrew Sherman

**Proxy to Margaret Gordon:** McKenzie Hammond

**Proxy to Dennis Jesse:** Melinda Day

**Proxy to Tiffany Mann:** Core Ventures *four votes*

**Others Present:** Tina Korpi – Owner of Grand Teton Property Management and Tucker Olsen - HOA Manager

**2. Call to Order** – Tina Korpi called the meeting to order and thanked Dave Pfeifer and Margaret Gordon for their many years served on the board of directors.

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

Erik Dombroski motioned to approve the 2021 annual meeting minutes. Samantha Danahy seconded. There were none opposed. *The minutes were approved.*

**4. Financials**

- **Review of 2021-2022 Actuals vs. Budget** – Tucker Olsen reviewed the financials. The HOA collected \$216,174 in HOA dues, \$26,136 in storage area rent, and \$587 in interest. The total operating revenue was \$242,142. The total operating expenses were \$215,764, resulting in a net operating income of \$26,377. The operating account had a balance of \$69,250.

- ***Review of the Maintenance Reserve Account*** – The maintenance reserve had a balance of \$349,722. There was \$68,000 deposited into the maintenance reserve account over the year. There was \$59,180 in maintenance reserve expenses over the year which included purchasing 2 replacement speedbumps, repairing the roof on the community center, and \$49,658 for replacing several playground components.
- ***Review of the 10-Year Plan/ Capital Reserve*** – Tina Korpi reviewed the 10 year plan. The 10 year plan is a tool that the board can use to estimate upcoming expenses and budget for them. It is a spreadsheet that allows the board to look at the years beginning balance, the upcoming deposits or yearly contributions, and estimated upcoming maintenance expenses over ten years. The upcoming year included \$50,000 budgeted for revamping the Community Center at the Corner Creek Park as well as paving at the Cedar Loop 72 hour parking.
- ***Homeowners Dues*** – Tucker reviewed the 2022-2023 budget which included increasing the HOA dues by 5% and increasing the maintenance reserve deposit to \$89,000 per year.

## 5. Old Business

- ***Food Trucks*** – Tucker reviewed that there were food trucks at the Corner Creek Park each Tuesday over the summer. Owners provided feedback and said that they liked the food trucks and thought it was a great option. They also said that, understanding that the food trucks need to be busy enough to produce enough revenue to set up for the evening, that reducing the amount of events could help with attendance. The food trucks continuing next year would be reliant on a volunteer effort.
- ***Play Ground*** – Margaret Gordon and a committee of other owners coordinated to design and order new playground equipment which included replacing the swings and merry go round, and adding a climbing wall, spring riders, and a new type of swing. Chris Ludwig, an owner in CWP, demoed the equipment on a volunteer basis which helped keep the project in budget. Margaret mentioned that the slides would likely need to be replaced in the next few years and that the expense should be added to the to year plan.

## 6. New Business

- ***Discussion of Upcoming Projects*** – Upcoming projects included refreshing the community center, paving the parking area at Cedar Loop.
- ***Community Center Maintenance/Remodel*** – A homeowner committee was formed at the meeting which include Samantha Danahy, Jessica Sheehy, Katherine Koriakin, Tim Loughry, Bri Birschbach, and Dwight Reppa. The committee will meet to put together proposals for design ideas with budgets and timelines for the HOA board to approve.

- **Election of Directors - 2 year terms - 3 open positions**

*The current Board of Directors is as follows:*

*Dwight Reppa – Margaret Gordon nominated Dwight Reppa.*

*Open Position – 2 year Term – Sam Danahy nominated Erik Dombroski to fill the open position on the two year term,*

*Open Position 1 year remaining – Jessica Sheehy nominated herself for the remainder of the term.*

*Open Position 1 year remaining – Dave Pfeifer nominated Katherine Koriakin for the remainder of the term.*

*Sam Danahy – Term through 2023*

Vickie Mates motioned to elect the slate of nominated owners to the board of directors.

Sam Danahy seconded. None were opposed.

**7. Other Business** – Haynes Wuthrich brought up the question of, “Is there a way to reduce the footprint of the landscaped area?” It is something the board can look into with the landscapers.

## **8. Adjournment**

With no further discussion, the meeting was adjourned.

Respectfully Submitted,

Tucker Olsen

Homeowners Association Manager

Grand Teton Property Management