

EAGLE VILLAGE HOMEOWNER ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
PO Box 2282 Jackson, WY 83001
307-733-0205 Fax 307-733-9033

Homeowners Annual Meeting Minutes
Thursday, November 30, 2023, at 5:30 pm MT (RESCHEDULED)
Zoom Virtual Meeting

1. Attendance

Units in Attendance: Robyne Befeld, Elizabeth Carlin, David Carpenter, Jeter Case, Brenda Cabbage, Pete Dennis, Susan Johnson, Kim and Scott Jurney, Kyle Kissock, Alex Klein, Dan Marino (2 units), Phil Powers, Mary Catherine Roper, Louis Wang

Units Represented by Proxy: Sarah Adams, Emily Ambler, Jane Curtis, Erbe Family Trust, Amy Fulwyler, Janis Gavai, Gwynn Gilday, Jason Jarvis, Carl King, LDO Enterprises, Neil Loomis, Rod Pennington, Greg Prugh, Lisa Reeber, Carol Robinson (2 units), Jeanie Staehr

GTPM: Tina Korpi, Demerie Edington

2. Determination of Quorum

With 58.535% of the votes present or by proxy, the quorum requirement of 50% was established.

3. Call Meeting to Order

David Carpenter called the meeting to order at 5:36

4. Approval of 2022 Annual Meeting Minutes

There was an owner that was noted incorrectly in the attendance portion of the minutes. Additionally, Louis Wang asked that his comments about the roof be clarified to note that he believes the roof is flat with crickets and that the roof drains to drains not units and that there is a slope. While this was not stated in the meeting last year, David Carpenter suggested the objection be noted in these minutes.

Dan Marino moved to approve the 2022 Annual Meeting Minutes with the correction of the name as noted. The motion was seconded by Alex Klein and all voted in favor of approval with Louis Wang voting in opposition. The motion carried.

5. Review of 2023 Financials and 2024 Proposed Budget

Demerie from GTPM reviewed the 2023 financials. She indicated that the HOA has collected \$313,910 in income through dues, the special assessment, gas and interest income. Expenses for the year so far total \$287,703. She noted that the snow removal expense of \$46,605 exceeded the budget significantly. Of that amount, \$17,000 was spent on roof shoveling and \$12,375 was for snow removal in 2022. The other line item that exceeded the budget was in maintenance and repairs. This was due to all of the bulbs

EAGLE VILLAGE HOMEOWNER ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
PO Box 2282 Jackson, WY 83001
307-733-0205 Fax 307-733-9033

being replaced, 3-D Fire protection draining the glycol lines (partially paid so far), and repair to the roof pipe. The HOA has deposited \$33,333.30 into the reserve account and spent \$101,660 from the reserve account for cleaning out the dryer vents, repairing the elevator and the landscape project. The landscape project was the special assessment this year and of the \$78,200 assessed for the project, \$63,704 has been collected. The operating account has a balance of \$26,509. The reserve account balance is \$174,765.

There are a few line items that the board will adjust according to actuals. The snow removal budget will also be increased based on the flat rate contract that was signed by the board with JH Snow Removal. The board will approve this 2024 budget with an approximate 4.5% increase in dues to pay for the increased expenses.

6. Old Business

a. Roof Replacement Discussion

The roof issue is a big project in need of a general contractor. The board has been working with Brian at Intermountain Roofing who has submitted an initial proposal for review. However, this bid will be resubmitted to include the patios and the use of different materials. As previously reported, the engineer has looked at the roof and unfortunately, there are no vendors in the area that are either willing or able to take the job. The roof in question is the secondary (flat) roof on the side of the pathway over the parking garage. The membrane has been penetrated and the slope of the roof drains onto the units. The HOA has done a tremendous amount of work to protect the units and has added heat tape in the drain pipes to reduce snow and ice buildup. This heat tape has been successful, but the membrane needs to be addressed. Once the revised proposal is prepared, the board will share it with members and hold a meeting to review it.

7. New Business

Mary Catherine Roper expressed her gratitude to the board for their time and efforts.

8. Election of Board of Directors

The residential board seat of Scot Mattheis is expiring. Scot is willing to run for another three-year term. David Carpenter, as a member of the residential Eagle Village community nominated Scot to the board. Kim Jurney seconded the motion which passed unanimously.

The commercial board seat of Jeter Case is expiring. Jeter has decided not to run for an additional term. Mark Menolascino volunteered to be Jeter. Jeter nominated Mark for a three-year term. Dan Marino seconded the motion which passed unanimously. Demerie and the Board thanked Jeter for serving on the board and for providing his time and expertise to the good of the Eagle Village community. His energy and involvement were invaluable to the HOA.

EAGLE VILLAGE HOMEOWNER ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
PO Box 2282 Jackson, WY 83001
307-733-0205 Fax 307-733-9033

The current board is as follows:

Commercial:

Dan Marino term expires 2024

Phil Powers term expires 2025

Mark Menolascino term expires 2026

Residential:

David Carpenter term expires 2024

Kim Journey term expires 2025

Scot Mattheis term expires 2026

9. Other Items

10. Adjournment 6:12

The Board voted to approve adding the following note to the end of the 2023 minutes:

Dear Board Members,

The 2022 Annual Meeting Minutes are incorrect and in need of revision.

At yesterday's Reference-1 Meeting, I requested a correction to the meeting minutes, Reference-2. Unfortunately, no specific revision was agreed to at the meeting. Please make Reference-2 changes as follows.

Says now:

"Owner, Louis Wang, stated that he does not believe the roof is flat and disagrees with this assessment."

Should say:

"Owner, Louis Wang, disagrees with this assessment. He stated that the roof is sloped away from the units, not into the units. We have a snow melt problem."

Respectfully,

Louis Wang,

Owner Unit 316