

# Jackson Hole Golf and Tennis Condominiums

Annual Member Meeting

**ZOOM**

Wednesday, February 16, 2022, 6:00 pm

**MINUTES**

## Board Members

Dick Stout     Mattie Sheafor

Julia Heemstra

## **ATTENDANCE**

Chris Colligan

Andrew Erskine

Julia Heemstra

Ilya Rosikhin

Lisa McGee

Vanessa Pratt

Mattie Sheafor

Dick Stout

Martha Vorel

Represented by Proxy:

Olga Johnson

GTPM:

Charley Boyton

Tina Korpi

1. Welcome and Introductions by President, Dick Stout

2. Determination of Quorum & Call to Order

With 10 of 22 owners represented in person or by proxy, the 1/3 quorum requirement was fulfilled.

3. Approval of February 22, 2021 Minutes

Andy Erskine made a motion to approve last year's meeting minutes. Lisa McGee seconded the motion, and all voted in favor.

5. Financial Report

a. 2021 Financials

Charley Boyton from GTPM reported on the year-end financials from 2021. The operating account currently has a balance of \$35,160.70 and there is \$122,559.51 in the maintenance reserve account. The HOA collected \$84,348.02 in income last year, over the budgeted amount. There were a handful of accounts that were delinquent at the end of 2020 due to the change in accounting at GTPM. Most of those accounts became current in 2021, which accounts for the overage. There are two accounts that are severely delinquent. The HOA spent \$62,447.55 in 2021 which includes \$16,702.92 that was deposited into the reserve bank account. There was one area where the budget was over. Trash Removal has increased in cost due to an increase in landfill pricing. Maintenance

and Repairs was under budget by about \$10,000. Dryer vent cleaning will need to be scheduled in 2022 as it was never completed in 2021. This will total around \$3,000. Andy mentioned cracks in the pavement and suggested that get done this year. Dick Stout mentioned the asphalt had not been sealed in 3-4 years and suggested that might need to be done soon. Dick also mentioned that staining will need to be done in the next year or two and would like to build up the reserve account for these items. Tina Korpi explained that snow removal and landscaping have been hit the hardest in the labor pool, and those prices are increasing. Charley Boyton explained that \$15,000 could be moved now from the operating account to the reserve account to help build up those funds.

b. Approval of 2022 Budget

There was not recommendation to increase dues this year. Chris Colligan made a motion to approve the 2022 budget and move \$15,000 into the reserve account. Lisa McGee seconded the motion, and all voted in favor.

6. Old Business

a. Reminder about heat tape use

GTPM would like to remind owners to make sure it's plugged in and if you notice any problems to contact someone right away. GTPM would like to remind owners to unplug the heat tape in the spring when it warms up.

b. Renovations to your unit reminders

If you are planning to do any work in your unit, be sure to notify the Housing Authority as well as completing the request form for the HOA to be in compliance with the governing rules and documents for the community.

At last year's annual meeting owners voiced their desire to have the HOA pay for dryer vent cleaning. This has been difficult to schedule, but GTPM will try really hard to get someone scheduled for this service in 2022.

GTPM will also obtain a quote for staining all units for the next annual meeting, as this will need to be done in 2024.

7. New Business

a. Crack Sealing the Asphalt

Dick Stout explained that the asphalt should be crack sealed. Chris Colligan also asked about sealing the asphalt and repairing the cracks. GTPM will call Hunt Construction and get two quotes to present to the board.

b. Other Business

~ Andy asked about the filters on the forced air units in the crawlspace and the attic. Filters would be a homeowner expense.

~ Dick noted that owners might need to replace their smoke detectors and to check the dates on them and be proactive.

~Julie Heemstra spoke about bicycle storage. There are bags you can get to cover your bike so that it can be stored on the porch for about \$40. The link with more information is:  
<https://thebestbikelock.com/bike-storage-ideas/bike-cover/>

8. Board Election for Mattie Sheafor's seat

Martha Vorel volunteered to run for Mattie Sheafor's available seat on the board. Dick made a motion to elect her to the three-year term. Julia Heemstra seconded the motion, and all voted in favor. Julia's term will expire in 2024, Dick's term will expire in 2023 and Martha's seat will expire in 2025.

9. Adjournment 6:45pm

DRAFT