

and needed to be repaired in the sprinkler lines which pushed the line item over budget. Snow removal also exceeded the budget in 2020 due to the massive amount of snow in Teton County and the extra effort needed to keep the roads and sidewalks clear. The HOA came in under budget in the maintenance and repairs line item by nearly \$4,000 and no expenses were paid for maintenance supplies, bank charges or legal fees.

b. Approval of 2021 Budget

The board recognizes that 202 was a difficult year for many families and considering there are no big projects slated for the next year or two, they are not recommending an increase in dues this year. Andy Erskine moved to approve the proposed 2021 budget. Chris Colligan seconded the motion, and all voted in favor.

6. Old Business

a. Reminder about heat tape use

GTPM would like to remind owners to plug in the heat tape to keep the ice damming at bay. Additionally, if you need any more salt for icy sidewalks please let GTPM know.

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 was not done due to the Covid pandemic, but it can be scheduled for this year.

7. New Business

a. Parking Concerns

A few owners visited with Dick Stout about the number of recreational vehicles (campers, boats, etc.) being parked in the lot during the summer. Granted this was an unusual summer given quarantining, visitors and traveling, but the governing documents do not allow for this. The HOA can draft an amendment that would allow for seasonally appropriate recreational vehicles to park in the parking lot. Those present would like to see how things work this summer, but please remember to only use your own parking spot, do not use the visiting spaces to store your campers and boats. If there is interest following the summer an amendment to the CC&Rs can be drafted and voted on at a later time. Julia would encourage owners to be neighborly with one another and keep an open dialogue with the knowledge that there should be some flexibility within the neighborhood. Ted would like to leave things the way they are and if it is problematic then deal with it at the next annual meeting. Chris added that common sense can go a long way and flexibility is key.

b. Other Business

~ Neesha discussed her desire to have a community garden. Those owners at the meeting were also in support of this effort. Dick will speak to the county commissioners about the 1-acre parcel that is across from the mailboxes to see if that could be used for this

purpose. Andy added that we could put together an MOU and maybe cap it at a 20- or 30-year engagement. An 8' wildlife fence would be needed. Slow Foods of the Tetons could be used as a resource for owners to have in planning the garden.

~ Dick noted that there is a weed sprayer in the utility closet closest to Chris and Susan Colligan's unit. If you would like to spray noxious weeds you can do so. The county has not sprayed in the area for several years. Steffan will reach out to Weed and Pest about spraying this year.

~Chris Colligan has also followed up with the Conservation District about the contamination up at the airport. The Gros Ventre Utility wells were tested but the results are not known as of yet. There is no new contamination, and nothing has been found in the water as of yet. Unfortunately, it does not break down and it repels water as the contaminants are used for fire fighting and de-icing.

8. Board Election for Chris Mooney's seat

Julia Heemstra volunteered to run for Chris Mooney's available seat on the board. Dick moved to elect her to the three-year term. Steffan Freeman seconded the motion, and all voted in favor. Julia's term will expire in 2024, Dick's term will expire in 2023 and Mattie's seat will expire in 2022

9. Adjournment 5:55