

ASPEN STAND TOWNHOMES OWNERS ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
610 W. Broadway, Suite 203, Jackson, WY 83001
(307) 733-0205 – Fax: (307) 733-9033

2016 Annual Homeowners Meeting Minutes
January 25, 2017 at 5:00pm

Attendance:

Present (3): Jeremy Hertzig, Teresa J. Enright, Rebecca Wilcox

Present by proxy (2):

Proxy to Rebecca Wilcox: Renee Schultz (2)

Quorum Present? Yes, there are five (5) units present in person or in proxy.

Others present:

Grand Teton Property Management (GTPM): Tina Korpi

1. Approval of January 28, 2016 Annual Meeting Minutes

The members reviewed the January 28, 2016 Annual Meeting Minutes and approved them as presented.

2. Financial Report

a. 2016 Financials

Tina Korpi reported that the total operating revenue for the 2016 fiscal year was \$16,202. The total operating expenses for the 2016 fiscal year was \$15,711.12, having a net income of \$490.88 for the fiscal year.

The current account balances are \$5,810.63 in the operating account, \$7,101.28 in the reserve account, and \$6,162.84 in the CD.

b. Proposed 2017 Budget

Currently the budget does not allow for removing excess snow off the property, so Jeremy Hertzig moved to raise the dues 10% starting in the 2nd quarter of 2017 to cover the new snow removal costs, Rebecca Wilcox seconded, and there was no objection. *The dues will be raised by 10% starting the second quarter of the 2017 year.*

3. Old Business

Sprinklers – Rebecca Wilcox will call to notify the lawn care people to start irrigation.

Hall Street Sidewalk Snow Removal – Wade, a past homeowner, used to clear the sidewalk with his snow blower. Homeowners need to take care of the area in front of their unit.

4. New Business

The Board will contact GTPM when the town clears the snow out the alley way, so that GTPM can remove the excess snow on the sidewalks. GTPM will wait for the Board before scheduling.

5. Election of Directors

Rebecca Wilcox was reelected for a 3-year term, and Teresa Enright was elected to fulfill the remaining 2-year term on the Board.

The current Board of Directors is as follows:

Jeremy Hertzig – term up at the end of 2017 (Vice President)

Teresa Enright – term up at the end of 2018 (Secretary/Treasurer)

Rebecca Wilcox – term up at the end of 2019 (President)

6. Adjournment

With no further discussion, the meeting was adjourned.

Respectfully submitted,

Brealyn Landis
Grand Teton Property Management