

ASPEN STAND TOWNHOMES OWNERS ASSOCIATION

Annual Meeting – Grand Teton Property Management

Thursday, January 28, 2016 at 5:00 pm

Minutes

1. Welcome and Introductions – Kathleen Jefferis, Board Member

The meeting was called to order by Demerie Northrop at 5:087

2. Attendance

Kathleen Jefferis

Dax & Caroline Kelm, by Proxy

Rebecca Wilcox

Ashley Mudge, by proxy

Jeremy Hertzig, by phone

Renee Schultz, by proxy

Demerie Northrop, GTPM

3. Determination of Quorum & Call to Order

With 6 out of 10 units represented either in person or by proxy, it was determined that the 1/3 quorum requirement was met.

4. Approval of January 13, 2015 Annual Meeting Minutes

Kathleen moved to approve the minutes from last year. Rebecca seconded the motion. All voted in favor.

5. Financial Report –

- a. Discussions and Explanations on the 2015 Financials

Demerie reviewed the 2015 financial statement. There is currently \$6,506.23 in the operating account, \$3,899.28 in the maintenance reserve account and \$6,129.13 in the CD. The HOA collected \$15,330.95 in income and had \$12,542.67 in expenditures for a net income of \$2,788.28. Kathleen moved to approve the financials. Rebecca seconded the motion. All voted in favor.

- b. Proposed 2016 Budget

A few adjustments were made with regard to budgeted expenses to reflect actual costs in 2015. The board does not feel that an increase in dues is necessary as there are no large projects on the horizon and dues were raised last year. Kathleen moved to approve the budget. Jeremy seconded the motion. All voted in favor.

6. Old Business

7. New Business

The dog and renter issues have not been a problem and things seem to be going very well within the HOA.

8. Election of Directors

Kathleen volunteered to serve another 3-year term. All voted in favor.

The Board is as follows:

- Kathleen Jeffries
- Jeremy Hertzog
- Rebecca Wilcox

9. Other

~ Rebecca and Eric installed some sod over the summer in front of their house where it had died (from dog use). It looked very green and healthy. They did not have any expenses with regard to this work and do not need any reimbursement from the HOA.

~ Thank you to Wade for his ongoing efforts of snow blowing and clearing the sidewalks for the HOA.

~ The board discussed the town of Jackson's future building plans for the corner of Hall and Redmond where they will be building approximately 30 affordable rental units.

10. Adjournment 5:29