

**Creekside Village Homeowners Association
Grand Teton Property Management
P.O. Box 2282, Jackson, WY 83001
(307) 733-0205, Fax (307)733-9033**

**2015 Annual Members Meeting MINUTES
February 4, 2015, 5:30 PM @ The Virginian Lodge**

1. Attendance

Eric Stibal	Eric Johnson	Julie Pfingst
Katherine Mannen	Dennis Michael	Lydia Leitch
Amy McCarthy	St. John's Hospital	Daniel Myers
Scot Anderson	Mike Kraft	Carol Bowers
Brian Meagher	Erika Berry	Mike Keegan
Kurt Gries	Heather Asbell	Megan Smith

Tina Korpi, GTPM Demerie Northrop, GTPM

By Proxy:

Julie Barker	Caroline Ryan	Charles Atwater
Mark Kuhn	Janine McDowall	Katie Toolson
Marguerite Guardado	Patricia Rybak	Don Jeske
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2. Determination of Quorum 5:40 pm

With 27 homeowners present either in person or by proxy, the 10% quorum requirement was met.

3. Reading and Approval of the 2014 Annual Members Meeting Minutes

The members reviewed the 2014 annual meeting minutes. Mike Keegan moved to approve the minutes, Carol Bowers seconded the motion. All voted in favor.

4. Review of the 2014 Actual Income and Expenses

Demerie Northrop from Grand Teton Property Management reviewed the 2014 financials. She stated that the income for 2014 totaled \$187,350 and the total expenses were \$187,306 with \$24,300 of that amount being transferred to the maintenance reserve account. The HOA came in \$33,209.32 under the projected budget.

5. Review of the 2015 Proposed Budget

For 2015 the budget numbers are staying the same as they were in 2014. The board is recommending an increase in dues of \$200 per year per unit (or \$50 per statement) in order to continue building up the maintenance reserve account. By increasing the balance of the maintenance reserve the HOA can prepare for some of the large

projects that are on the horizon without the need for a large special assessment or bank loan. In the spring the HOA had a capital reserve study conducted to assess the current assets and useful life of those items. The board reviewed this study to find out what will need to be replaced, when and how much it would cost. The capital asset expenditures over the next 15 years totals over \$2.8 million. The parking lot project is the largest of these expenditures and will require full replacement. It was discussed that when the pavement is replaced the HOA may look into adding an irrigation systems as well as running natural gas and making sure the water and sewer lines are viable.

The board will explore these projects in more detail in 2015

Carol Bowers moved to approve the budget with the \$200 increase in dues. Mike Keegan seconded the motion. All voted in favor.

6. 2014 Completed Maintenance Projects

a. Exterior Painting

The remaining units were painted over the spring and summer of 2014 completing the entire project.

b. Speed Hump Installation

The speed humps were purchased and installed in the fall of 2014. They are being stored for the winter and will be reinstalled once the snow plow season is over.

There were a couple homeowners who do not want the speed humps put back out, but it was explained it is necessary to keep people from speeding too quickly through the parking lot and reduces the HOA's liability in case of an accident.

7. Future Maintenance Projects

a. Deck Replacement

There will be more deck replacements this summer. Homeowners are encouraged to call GTPM if they feel their deck needs to be replaced. We will look at repairing the lattice as well.

b. Berm Building for Creek Flooding issues

The town reimbursed the HOA for the money it spent on the creek flooding last winter. The sandbags were placed behind the 820 and 822 buildings this fall as a preventive measure. Thankfully the creek has not reached the flood levels as it did last year which may have something to do with the removal of rocks from within the creek, the mild temperatures we have had this winter. Kurt Stout who works with FEMA and is an engineer was consulted about the flooding at Creekside. He suggested the need for a berm to be built behind the 820 and 822 buildings. The berm would be 1' higher than the 100-year flood level and not exceed 2' in height. The board will discuss this in more detail this spring.

8. Review of Rules and Regulations

a. Animal Control

Please remember to clean up after your pet. The HOA has invested in several mutt mitt stations and encourage homeowners to use them. Also, please remember that **renters are not allowed to have pets**. If you are an owner, encourage your tenants to follow that rule.

b. Parking

Parking is a continuing problem within the HOA. Be sure to get your parking permit from GTPM for your one vehicle that is not parked inside the garage.

c. Reminder of process for any architectural change

If you are making a change to your unit, please be sure to get permission from the board **before** you start. Submit your plans in as much detail as possible and the board will review them and respond within 30 days.

9. Election of Directors

The board of directors in 2014 consisted of Kurt Gries, Eric Stibal, Mark Kuhn, Mike Kraft and Nancy Weeks who was replaced mid-term by Megan Smith. Mike and Mark no longer wish to be on the board. Katie Mannen and Julie Pfingst were nominated to replace them. Mike Keegan motioned to elect the slate of Kurt, Eric, Megan, Julie and Katie. Amy McCarthy seconded the motion. All voted in favor.

10. Adjournment 6:20 pm