

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

**2017 Annual Members Meeting Minutes
February 8, 2017, 5:30 PM @ The Virginian Lodge**

1. Attendance

Scott Anderson	Erika Berry	Lisa Bradshaw
Dexter & Tricia Coffman	Kris Giger	Leysan Gilmutdinova
Kurt Gries	Desmond Jennings	Katie Mannen
Renee Martin	Forest McCarthy	Brian Meagher
Dennis Michael	Julie Pfingst	Bob Reeder
Dawn Reid	Julie Scharnhorst	Megan Smith
Danforth Starr	Trisha Taggart	

Demerie Northrop, GTPM Tina Korpi, GTPM

By Proxy:

Charles Atwater	Marguerite Guardado	Don Jeske
Mike Keegan	Kevin Kuhn	Lydia Leitch
Barry O'Sullivan	Caroline Ryan	Britt & Karen Smith
Dan & Patricia Starr	Eric Stibal	

2. Determination of Quorum

With 31 of 77 homeowners present either in person or by proxy, the 10% quorum requirement was met.

3. Reading and Approval of the 2016 Annual Members Meeting Minutes

The members reviewed the 2016 annual meeting minutes. Bob Reeder moved to approve the minutes, Lisa Bradshaw seconded the motion. All voted in favor.

4. Review of the 2016 Actual Income and Expenses

Tina Korpi from Grand Teton Property Management reviewed the 2016 financials. She stated that the income for 2016 totaled \$236,655.63 – this was above the budget as dues had been increased last year. Total expenses were \$202,792.54 with \$38,416.30 of that amount being transferred to the maintenance reserve account. The HOA came in \$33,863.09 under the projected budget. There is currently \$227,300 in the maintenance reserve account and an additional \$77,000 in the operating account.

5. Review of the 2017 Proposed Budget

There were a few areas in the actual expenses of 2016 that warranted an increase in the 2017 budget. These include deck repairs, insurance, bank service fees, trash

removal and electricity as well as an increase in management fees. With these modifications and with the interest of the homeowners to continue saving for the maintenance reserve fund the board recommended a 10% increase in dues from \$747.50/quarter to \$825/quarter. The capital reserve project indicated that \$2.8 million would be needed in the course of the next 20 years for capital projects. Dexter Coffman moved to accept the proposed 2017 budget. Kurt Gries seconded the motion and all voted in favor.

6. 2016 Completed Maintenance Projects

a. Decks

Brady Jones from NBSI continued his work on the decks that were in most need of replacement. He replaced 10 back decks.

b. Check and exercise curb stops and hydrants

The board hired Macy's to check and clean out all of the curb stops for each unit. It was discovered that many had broken caps and were full of dirt and debris.

Macy's jetted the curb stops to clean them out and then got a key on the, to turn them and make sure they were operational. There are less than five that will need additional repairs.

7. Future Maintenance Projects

a. Deck Replacement

If you have a deck or walkway that needs to be repaired or replaced please be sure to let Grand Teton Property Management know. This summer we anticipate doing more staining than replacing.

b. Curb Stop work

In addition to repairing the five curb stops that were identified as having issues, we will also be replacing the caps for each curb stop to keep debris from getting back in there.

8. New Business

There is one unit that has an issue with the service lines. We were able to have the line thawed out but it may be necessary to do some additional repairs to make a more permanent fix. The problem stems from the water lines which were installed in the early 1990's not being buried deep enough in to the ground and occasionally having issues with freezing. Homeowners are encouraged to leave the water in their units flowing if they will not be around to help prevent the line from freezing.

This has been an exceptional winter with snowfall amounts unlike any in the past several decades. The snow storage area is nearly full. With that, GTPM is mindful and will make every possible effort to stay ahead of the coming thaw. GTPM would like to be notified if a homeowner is seeing flooding in their unit as a result of the thaw and appreciates everyone's patience as we work through this problem valley wide.

With this snow accumulation, some owners have voiced concerns about the snow load on the roofs and expressed an interest in have them shoveled and cleared off. In

the past, before the cold roofs were installed, it would cost the HOA about \$20,000 per year to clear the roofs. It is not as important for the snow to be cleared off as an engineer confirmed yesterday that the roof is designed to withstand 75 pounds per square foot. The HOA will shovel where the vent pipes are covered as well as to remove a couple feet of snow to lessen and lighten the snow load. Homeowners at this meeting are in support of this work which will be done at a rate of \$50/man-hour. If a homeowner is experiencing pops, cracking in glass or windows, doors or cabinets not closing properly, please notify GTPM as this may be a sign of structural changes.

The board recognizes the need to have the lights within the parking lot replaced. They are looking at options to make them more consistent, appropriately bright for the area and compliant with the new town regulations. In the meantime, we will see about decreasing the wattage in some areas or painting the glass to shade the light from shining in people's homes.

9. Review of Rules and Regulations

The board is in the process of revising the rules and regulations as well as the fine structure to bring them current and make them relevant.

a. Animal Control

The board would again like to remind owners to please clean up after their pets. Also, renters are not allowed to have dogs and owners are limited by the CC&Rs to have only one.

b. Parking

The board has been working with Jorgensen Engineering to develop a parking plan for Creekside. He will determine how many spaces there are and will create a plan for each unit to have an assigned space. The board will be looking at ways to make these spots identifiable throughout all the seasons. Additionally, each spot will have a permit. The current policy is unenforceable so changes will be made to it as well.

c. Business Operations on premises

This is not allowed and the board is actively working with legal counsel to eliminate two businesses that were found to be operating within Creekside.

d. Reminder of process for any architectural change

A process for submitting items to be reviewed by the architectural committee has been established and circulated. The idea is to maintain the structure as well as the safety and appearance of the HOA. Please submit all requested information at one time to make the process faster and more streamlined. Additional information can be received from GTPM

10. Election of Directors

The five board seats are all one year terms, so each position is up for election. Eric Stibel is selling his unit and therefore does not wish to rerun for his seat on the board. Megan nominated the other four remaining board members as well as Julie Scharnhorst and Des Jennings. After tallying the ballots, the current board was reelected and will be joined by Des Jennings.

If anyone is interested in participating on a subcommittee the board would love to get your assistance. It will not only help get more owners involved within the Creekside community, it will spread out some of the responsibilities of the board of directors.

11. Other

12. Adjournment 6:57