

***Cottonwood Flats***  
***Homeowner's Association***

Annual Member Meeting  
Wednesday, November 15, 2017 – 5:00 pm  
Teton County Library Auditorium

**MINUTES**

Board Members

Jim Walter    Robert Mack    Sue Ernisse

**Meeting Attendees:**

Noah Barnhart  
Lisa Carpenter  
Jim Walter for Crystal Creek Capital (x 17)  
Sean Brennan  
Sue Ernisse  
J. Michael Cottongham  
Jaimeson Fisher  
Joe Gagnon  
Tamara Kachiuri  
Andril Levdokymov  
Minichristel (x2)  
Bill & Linda Moyer  
Robert Mack  
Elvis Olais  
Kenny Phillips  
Doug, Krista & Jenalee Schupman  
Lana Wray

**Others:**

Tina Korpi, GTPM  
Demerie Northrop, GTPM  
Carrie Gralund

**Proxy:**

Hillary Frenette  
Dan Nelson

- 1) Welcome and Introductions  
The meeting was called to order at 5:05
  
- 2) Determination of Quorum & Call to Order  
With 36 homeowners represented either in person or by proxy a quorum of 25% (of 65 units) was met.
  
- 3) Approve Meeting Minutes – November 16, 2016  
Sean Brennan moved to approve last year's annual meeting minutes. Robert Mack seconded the motion. All voted in favor.
  
- 4) Financial Report

a. 2017 Financials

Tina reviewed the 2017 year-to-date financials for the HOA. She indicated that the actual income to date totals \$138,548.17. Expenses total \$174,955.52. This amount is over the budget by \$36,407. There were several line items that exceeded the budgeted amount. The snow removal for the year totaled \$20,125 (\$7,000 of which was for shoveling the roofs). The amount budgeted was \$5,000 – it was an unusually heavy snow year. Lawn Care was budgeted at \$15,000. The board hired a different landscaper whose contract exceeded the budget and totaled \$25,371.50. There were issues with the irrigation system this year causing this line item to exceed the budget by \$3,526.75 with a total cost of \$6,526.75. A result of the irrigation problems caused a need to water the common space more frequently which created another area where the budget was exceeded with a total expenditure for water/sewer of \$8,012.28 (\$6,000 was the budgeted amount). The other area that was in excess of the budget was the exterior staining of the buildings and decks which was budgeted at \$16,000 -- \$21,514.50 was spent. The operating account has \$7,953.89 and there is \$12,452.18 in the maintenance reserve account. There is only one homeowner who has a delinquent account.

b. 2018 Budget

The budget presented by the board calls for a \$5 monthly increase in dues. This increase will address the additional funds needed to pay for the new contract that has been made with Wyoming Landscape who was hired to be the hired winter and summer contractor. This budget does not account for any exterior staining or deck work however. The projected cost of this work is \$24,000 or an additional \$36/per homeowner/month. Sean Brennan moved to approve the 2018 budget with dues to be \$236/month with the additional amount to be earmarked for the maintenance reserve account. Sue Ernisse seconded the motion. All voted in favor with one opposed.

5) Old Business

a. Deck Revive/Staining Project Update

The buildings and decks from 1862 – 1874 Josephine Loop were stained this summer. There have been concerns voiced with regard to the condition of the decks so the board hired Warren Pratt to inspect them. His analysis was that the condition of the decks was poor due to the material that was used to construct them and the elements of sun and moisture throughout the year. He suggested that the decks should either be treated every 1-2 years or replaced with a different (perhaps composite) material. The HOA has looked into using a different stain but the overall longevity and quality of it did not justify the high cost and labor required to apply it. There was discussion about whether the decks could be made of different materials or have owners replace them on their own under specific parameters. If continued maintenance is not done there is concern that they will depreciate the value of the homes. The questions were discussed as to: whether the majority of homeowners want to replace the existing decks; if an individual replaced their own desk if it would in some way nullify or change the insurance

coverage for the building; and what materials and cost is expected to make any changes. We will create a Deck Committee comprised of homeowners to explore the options and present the board with their recommendations in six months.

b. Landscaping Review

There were issues over the summer with the irrigation system. There was no shortage of effort, work and maintenance put in to this problem. With a huge thanks to Jim Walter and his crew at Crystal Creek Capital we were able to find a new vendor to repair the system and green the grass back up. This will be the same company that will be doing the lawn work moving forward so we are not anticipating any further issues. There is some fall clean up that needs to be done and GTPM will look into having the new company do this work.

6) New Business

Follow up:

~There were several water lines that froze over the winter. Where necessary, Owens came out and reburied and insulated lines to prevent this from reoccurring. There was one line that froze because the thaw line was not functioning and a couple others that froze because during the “big freeze” the homes were unoccupied and homeowners did not leave the water dripping. If a line had been buried and insulated in the past Owens was not willing to redo that process and stated that the extreme weather conditions were to blame in those instances with the frost level going down further than normal. The developer explained that the water lines are owned by the homeowner from the house to the main (which is typically in the middle of the street) and that it is not an HOA matter. Any issues with freezing lines should be handled directly by the homeowner.

~With regard to the dryer vent question from last year, the Code Inspector for the town, Billy Nunn stated that all the units were in compliance within Cottonwood Flats.

~The street lights are owned and maintained by the town. They are under their control and there is nothing the HOA can do to modify the lights. The board did not wish to pursue the matter any further.

~The trash contract was renegotiated and the competitive pricing was matched by Teton Trash who will retain the agreement with Cottonwood Flats to pick up from all 65 units.

~There was a complaint of parties and excessive noise. Homeowners are reminded that the noise ordinance for the town is from 10 pm to 7 am. If there is a unit in violation and speaking to them directly is ineffective, homeowners are encouraged to call the police department to report the noise and follow up with a call to GTPM the following morning so notice can be sent to the homeowner.

7) Election of Directors

Sue Ernisse’s three-year term is up this year and she is willing to rerun for a seat on the board. With no other homeowner expressing an interest in running for the board, all owners present voted to reelect Sue for another three years.

8) Adjournment 6:05