

Cottonwood Park Homeowner Association
Grand Teton Property Management
P.O. Box 2282
Jackson, WY 83001
307-733-0205 Fax 307-733-9033

2012 Annual Homeowners Meeting Minutes
October 23, 2012 @ 7:00pm
Cottonwood Park Community Center

1. Attendance

Dwight Reppa
Dave Pfeifer
Margaret Gordon
Brad Schroeder
Rhonda Watson
Carolyn Burke
Ann Mattson/Greg Bigler
Kelly Poborsky
Linda Hazen
Jason Snider
Dan Heilig
Armond Acri
Jill Veber/Ray Fink
Jim & Shanna Workman
Dennis Jesse
Torrey Webster
Brooke Erenstone
Taylor Phillips
Molly Breslin
Chris Erickson
Alan Farnsworth
Jeff Golightly

By Proxy:

Alison Gavitt
Carrie & Bryan Boynton
Eve Throop
Inger Schou

Steve Holzer
Mark & Julie Hodges
Neil Loomis
Glenn & Kathy Myers
Will Smith
Julia Winthers
Jeff Holmes
John Swann
Shelby Wyckoff
Linda MacGregor
Barbara Finkelson
Susan Cedarholm
Dave Dunlop
Anne Ellingson
Lyndley Mittler
Marilyn Ednie
Renee M. Vengilio
Jeannine M. Brown
Diane Oglietti
Ted & Francine George
John Wilson
Louise Lasley
Robbi Farrow & Brad Abrams
Lori Bowdler
Robert Wemple

Others present:

Tina Korpi / GTPM
Rachel Block / GTPM

2. Determination of Quorum

With 51 present in person or by proxy, it was determined there was a quorum.

3. Call to order

President, Dave Pfeifer called the meeting to order and introduced the other board members as well as the GTPM staff representatives.

4. Reading and Approval of the 2011 Annual Meeting Minutes

The members reviewed the 2011 annual meeting minutes. Armond moved to approve the minutes as written. The motion was seconded by Dennis. Vote: All in favor.

5. Financial Review

a. Review of 2011/2012 Financials vs. Budget

Rachel reviewed the 2011/2012 financials with the members present, pointing out that the total operating revenue was \$147,042, the total operating expenses were \$157,392; amounting to a net loss of <\$10,350>. The operating account balance was \$18,330.66, the money market account balance was \$88,283.51 and the maintenance reserve account balance was \$2,355.43 as of 10/15/12. See attached financials.

b. Review of the 10-year plan

The members reviewed the 10-year plan for future projects. Projects that were completed in 2012 include resurfacing/spot patch repair of pathways and private roads as well as siding replacement and window replacement on the Community Center. See attached 10-year plan.

c. Review of the 2012-2013 Proposed Budget

Rachel stated that as of October 1, 2012 there was a slight increase in dues to help be able to cover operating costs as well as being able to deposit into the maintenance reserve account. It was an increase of slightly less than 5%. Jill Veber moved to approve the budget as proposed. The motion was seconded by Rhonda Watson. Vote: All in favor.

6. Old Business

a. Speed Bump Placement- Corner Creek section

Dave explained that he met with the town council in order to get speed bumps approved throughout the Corner Creek section. These speed bumps would be installed in the spring of 2013 (if approved by the Town)

b. No overnight parking – Rangeview road

Carolyn explained that the Board has approached the Town in order to make the Rangeview Road “no overnight parking”. This will help with the issue of cars parking on the street for an extended period of time. The road also becomes very tight with the amount of cars on the road making it a safety concern.

c. Trash Collection/ Recycling

Dave stated that trash collection is the most costly operating expense for the HOA and encouraged everyone to recycle to reduce the amount of trash for each household. The members discussed this issue at length. One option discussed includes making trash removal a personal owner responsibility and have each owner hire their own company. Another option would be to go to smaller trash cans or having the trash company come less frequently. The board will be meeting with the trash removal company to go over all options.

7. New Business

a. Election of Directors

Shannon Asbell-Gosnell, Margaret Gordon and Dwight Reppa’s positions were up for re-election.

Molly Breslin moved to nominate Margaret, Dwight and Jeff Golightly to serve a two year term each. The motion was seconded by Jill Veber. Vote: All in favor.

Jason Snider moved to elect the following slate. The motion was seconded by Jill Veber. Vote: All in favor.

Board of Directors is as follows:
Dave Pfeiffer – election in 2013
Carolyn Burke – election in 2013
Dwight Reppa – election in 2014
Margaret Gordon – election in 2014
Jeff Golightly – election in 2014

8. Other

Community Center-

Dave reminded all owners that the use of the community center is open to all owners and the board encourages everyone to take advantage of this space whenever they need. It's a free option to all owners of Cottonwood Park. Call Grand Teton Property Management to reserve at 307.733.0205.

Changes/improvements to your house-

The Board reminded everyone that you should contact the Design Committee in order to gain approval to any improvements or changes to your property.

Rangeview and Mountain View Street signs-

GTPM will contact the Town of Jackson to inform them that the street signs for Rangeview and Mountain View are missing and need replaced.

Corner Creek park light-

There is a light in the park/playground that is in need of replacement. However, the current light keeps getting hit and requires it to be replaced more often. GTPM will look into several options. These options include a taller more industrial light with directional light that will not disturb neighboring houses.

White lines at stop signs in Corner Creek-

The members discussed the possibility of placing white lines at the stop signs to make it more clear that vehicles must stop at these areas.

Adjournment-

With no further discussion, the meeting was adjourned.

Respectfully submitted,
Rachel Block
Grand Teton Property Management