

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

2013 Annual Homeowners Meeting Minutes
October 22, 2013 @ 6:30pm
Cottonwood Park Community Center

1. Attendance

Dwight Reppa
Dave Pfeifer
Carolyn Burke
Margaret Gordon
Brad Schroeder
Claudia Gillette
Jason Snider
Lori Webster
Ed Smith
Vickie Mates
Patrice Bates
Alan Farnsworth
Lori Bowdler

By proxy:
Renee M. Vengilio
Debra Wuersch
George Babyak
Suzan Frangos
John H. Swann
Robert Werner
SL Wyckoff
Robert LaLonde
Linda MacGregor
Marilyn Ednie

William Schlager
Karen Priebe
Dennis Jesse
Kurt Katzer
Ray Fink

Stephen Lottridge
Will Smith
Deirdre Herbert
Peter Kline
David Brackett
Ted & Francine George
Monte Humann
Tina Flowers
Linda Hazen (x 2)
David Dunlap
Timothy & Jean Day
Ken Struble
Gerry Hebberger
Dolly Higgins
Armond Acri

Others present:
Rachel Block, GTPM

2. Determination of Quorum

With 44 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 Rachel Block with GTPM.

4. Reading and Approval of the 2012 Annual Meeting Minutes

The members reviewed the 2012 annual meeting minutes. Ray Fink moved to approve the minutes as written. The motion was seconded by Dennis. Vote: All in favor.

5. Financial Review

a. Review of 2012/2013 Financials vs. Budget

Rachel reviewed the 2012/2013 financials with the members present, pointing out that the total operating revenue was \$153,243, the total operating expenses were \$158,781; amounting to a net loss of <\$5,538>. The operating account balance was \$2,945.86 and the money market account balance was \$77,228.06 as of 9/30/13. See attached financials.

b. Review of the 10-year plan

The members reviewed the 10-year plan for future projects which include sealing of the pathways and private roads, community building maintenance, etc...

c. Review of the 2013-2014 Proposed Budget

The members reviewed the 2013-2014 proposed budget that outlined that there will not be an increase in dues. Dennis moved to approve the budget as proposed. The motion was seconded by Ray Fink. 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 2014.

b. No overnight parking – Rangeview road

The HOA has gained approval from 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. Lawn material dumpster bins – Grant on funding

The members present agreed that the lawn material dumpsters were a good addition to the property. Carolyn Burke has given her time in order to obtain a grant from the Teton County Conservation District for funding to have Teton Trash empty these throughout the spring/summer/fall months. They felt that this was a viable way to conserve. For 2013 the district has funded 50% of the cost and it is likely that they will fund 100% next year. Brad Schroeder stated that all leaves can go in the dumpster along with grass clippings but leaves (nor grass) cannot go in the dumpster designated for branches. Branches should be cut up as small as possible in order to have more material fit inside the dumpster. NO BAGS are allowed.

d. Options for Corner Creek lawn area

Carolyn discussed options for improving the corner creek park. She stated that she has had discussions with the Teton Botanical Gardens in creating a community garden and that they may be willing to offer a grant for the installation. This garden will be well designed and offer another amenity to owners of CWP. There would need to be a very

strong policy that each bed would need to be properly maintained. No further discussion on this option.

The Board is open to other suggestions and ideas for improving this park area.

e. Maintenance projects completed – bollard light removal

The broken pathway lights in the park were removed in the summer of 2013.

7. New Business

a. Election of Directors

Dave Pfeifer and Carolyn Burke's positions were up for re-election.

Dennis moved to re-elect Dave and Carolyn to serve a two year term each. The motion was seconded by Kurt. Vote: All in favor.

Dennis moved to elect the following slate. The motion was seconded by Kurt. Vote: All in favor.

Board of Directors is as follows:

Dwight Reppa – election in 2014

Margaret Gordon – election in 2014

Brad Schroeder – election in 2014

Dave Pfeiffer – election in 2015

Carolyn Burke – election in 2015

8. Other

Trash-

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.

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. The president of the Committee, Dennis Jesse, can be reached at 733.5492.

Adjournment-

With no further discussion, the meeting was adjourned.

Respectfully submitted,

Rachel Block

Grand Teton Property Management