

**Eagle Village Homeowners Association**

**Grand Teton Property Management**

PO Box 2282 Jackson, WY 83001

(307) 733-0205/ (307) 733-9033 fax

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**2015 Annual Meeting Minutes**

August 5, 2015

12 PM

The offices of Grand Teton Property Management

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1. *Attendance*

In Person

Jean Staehr  
Neil Loomis  
Kristen Klein  
Sarah Hershey  
Carol Robinson (2 units)  
Lisa Reeber  
Robyne Befeld  
Scott Mattheis  
Karen Brennan  
Betty Lyell  
Jane Curtis  
Marie and Russ Trautman  
Kym Rupeiks  
Louis Wang  
David Carpenter  
Charles and June McCarthy

By Proxy

Tom Evans  
Mary Erbe  
Kathleen Falconer-Finnegan  
Dan Marino (2 units)  
Greg Prugh  
Todd Seeton  
Jan and Rod Pennington  
Thomas McClung (2 units)  
Helmut Thalhammer  
Frances Van Houten  
Carl King

Others Present

Tina Korpi, GTPM  
Julie Hamby, GTPM

2. *Call to Order*

Tina called the meeting to order

3. *Determination of Quorum*

With 129 votes present or by proxy, it was determined there was a quorum.

4. *Reading and Approval of 2014 minutes*

Jean moved to approve the 2014 minutes. Chuck seconded the motion. The vote was all in favor.

5. *Review of 2015 Financials*

Tina reviewed the 2015 financials. The total income through June is \$77,424.01. The total expenses through June \$97,686.14. \$10,500.00 has been put into the maintenance reserve account thus far. The balance of the maintenance reserve is \$45,000.00.

6. *Review of 2016 Proposed Budget*

In order to keep up with increasing costs and to maintain the maintenance reserve deposit, Tina suggested to consider raising dues or a capital reserve study. Louis made a motion for the reserve study, seconded by Chuck, vote was all in favor with the cost of the study not to exceed \$2000.00. The vote to approve the 2016 budget was tabled.

7. *Old Business*

- a. There was no decision on the by-law amendment. Options to increase annual meeting attendance such as conference calls and having the annual meetings in the summer when more homeowners are available.
- b. Tina reported that just a few pet surveys were received. The problems with pet owners not cleaning up after their pets or having their pets on leashes was discussed. GTPM will send out a notice to the homeowners asking for their input to give the board direction on any potential changes in the rules and regulations concerning pets.
- c. Cameras have been discussed as a possible solution to the pet issue in the past, but the board decided not to proceed.

8. *New Business*

GTPM is working on getting masons to estimate the cost of fixing the masonry work on the rock at the commercial units.

Tina reported that heat tape was installed in the gutters to prevent them from freezing in the winter.

Julie reported on several maintenance items: the elevator rooms have been painted. GTPM is working on obtaining a bid on cleaning the dryer

vents. The air conditioning unit for the common area is being repaired. The skylights in the roof have been caulked to stop the leaking, and they have been put on an annual checklist to have the caulk checked every year.

9. *Other Business*

A request was made for up board meetings to be regularly scheduled. Tina said GTPM could post a schedule of board meetings on the website. The members discussed satellite dishes on the balconies. GTPM will send out letters to remind owners of the HOA rules.

10. *Election of Board of Directors*

Julie stated that Karen and Dan's positions were up for re-election. Both are three-year positions. Scot nominated Karen, which was seconded by Jean. Dan was nominated by Jean, which was seconded by Maureen. The vote was all in favor.

This is the board of directors and their terms:

Jeannie Staehr- term expires 2016  
Chuck McCarthy- term expires 2016  
Todd Seeton- term expires 2017  
Scot Mattheis- term expires 2017  
Dan Marino- term expires 2018  
Karen Brennan- term expires 2018

11. *Adjournment*

With no further discussion, the meeting was adjourned.

*Respectfully submitted,*

*Julie Hamby  
Grand Teton Property Management*

*\*\*\*Approved at 2016 annual meeting*

