

Golf Creek Ranch Homeowners Association
Annual Meeting
Saturday, June 25th 2016 9:00am
Jackson Hole Golf and Tennis Club House
5000 N Spring Gulch Rd.

Owners Present:

James Maggetti	11,15
Richard Stec via phone	12
Nam Mettam	21
Patti Green	23
Alice Oakley	24
Judy Bunnell	25
Jacqueline Cecil	31
Ron and Anne Walker	33
Connie Morgan	35
Matt Golombek	35
James Peck	36
Tim Mayo	42
Richard and Cindy Brown	43

Members Present by Proxy:

David and Carolyn Lewis	13	John Hanlon
Robert Hanlon	16	John Hanlon
Alexandra Fuller	29	Majority of the Board
Marjorie Swansen	46	Patti Green
Steve and Connie Nestler	47	Majority of the Board
Ann Burnette-Windfohr	22,26,34,41	Majority of the Board

Others Present:

Gary and Marianne Elam, Unit 11, 15
John and Linda Hanlon, Unit 16
Mark and Brenda Hull, Units 22, 26, 34, 41
Randall Large, Mountain Property Management
Wendy Meyring, Mountain Property Management (MPM)

The meeting was called to order at 9:00 a.m. by Patti Green. Wendy Meyring verified a quorum was present. Owners present introduced themselves.

Adopt Agenda

The Agenda was expanded from the original agenda emailed/mailed to owners. The items added were requested by an owner. Anne Walker made a motion to accept the original agenda as presented, then a vote to approve the added owner items one at a time. Jim Maggetti seconded the motion. The motion passed.

Meeting Minutes

The 2015 Meeting Minutes were reviewed and approved by all in attendance.

Financial Review

Wendy Meyring reviewed the financials. It was noted that the Grounds, Sprinkler, Accounting/Legal, and Water/Sewer were over budget. The overages caused a deficit for the fiscal year. The largest overages were related to the Sprinkler system and Legal fees. This spring the Sprinkler system had 23 breaks, and the Legal fees were associated with the management agreement, CC&R review, and legal advice related to an owner.

Tim Mayo asked what vendors have been paid from the Building Repairs line item. Wendy Meyring provided information from the general ledger to answer this question.

Old Business

CC&R/By-Laws/Rules Committee

Matt Golombek reviewed the information the committee reviewed and received over the past year with regard to the HOA paying for sill plate and foundation repairs and individual unit owners paying for gutters. The committee worked with Jon Wylie, with the Wylie Law Firm, to complete the review. Through the review, the committee determined that all foundation work is the responsibility of the unit owner and that gutters should be the responsibility of the HOA. Although the HOA has paid for sill plate and foundation repairs on units identified in the Select Builders inspection report from 2013 and individual owners paid for gutters, legal counsel indicated that since the repairs were approved by owners during previous annual meetings, the vote supersedes the CC&Rs.

Matt provided other information on other areas where some changes may be needed. Specifically related to the financials and the responsibility of the Treasurer.

Tim Mayo noted that he disagrees with the legal advice given to HOA.

Sagebrush Drive Association (SDA)

Patti Green provided an update regarding the SDA. Teton Shadow has received legal advice that they are not able to sign contracts greater than 12 months in duration. Therefore, they will not join the SDA. The SDA board is meeting on June 28th to discuss forming an Improvement and Service District (ISD). To form an ISD, the SDA needs to receive approval from 60% of land owners, and 60% of land value for the designated area.

Due to the possibility of establishing the ISD, Anne Walker made a motion to close Golf Creek's SDA reserve bank account and transfer the money into Maintenance Reserve bank account. The motion was seconded by Matt Golombek. The motion passed.

Grounds Maintenance

The board completed a review of the grounds and identified trees that are dead or dying. These trees will be removed in the fall. Trimming of the tree will be completed this summer.

The board also reviewed the need for the installation of french drains and gutter extensions. It is recommended that six drains be installed in Group 1 during the 2016-2017 fiscal year. In addition, gutter extension will be added as noted during the inspection.

Tim Mayo requested that all owners be notified about any chemical applications. MPM agreed to make sure Snake River Tree's and Sure Green both notify us before placement of any chemicals so that owners can be notified via email.

Bears

MPM has been asked to get info and pricing for applying a bear resistant spray on any fruit bearing trees on Golf Creek property, due to the rise in bear activity in the area.

MPM will also determine if the trash shed enclosures are 'Bear Proof' compliant.

New Business

Roofing

The roofs are in need of replacement. Roofing options and price variances were obtained from one contractor as of the meeting. The owners discussed adding a cold roof, and installing rigid insulation in the new cold roof to provide additional insulation. In addition, Tim Mayo recommended contacting Phil Cameron at Lower Valley Energy to determine if there are any rebates available for adding insulation. Lower Valley Energy may also provide interest free loan due to energy savings. There may also be options for grants to help offset some of the roofing costs.

The HOA has asked MPM to obtain Jackson Hole Roofing's opinion on having a cold roof installed with insulation, to see if it is possible.

Well/Pond

Over the past year Jim Peck has met with Nelson Engineering to prepare a plan and pricing for drilling a well to supply water to the creek and pond. In order to do so, an easement would be needed from the golf course. Patti Green indicated the golf course is willing to give a 100' easement to allow a portion of the project to be on the golf course property.

The owners discussed the health concerns with having standing water in the pond.

Staining

Golf Creek was last fully stained seven years ago. The owners determined that maintenance must be done on the buildings prior to staining. It was asked that no power washing be done on the buildings, as there is not a moisture barrier installed. In addition, grading should be done to ensure no siding is touching soil to avoid wicking of moisture into siding/trim piece. MPM will inspect all siding and pull back any soil accordingly. The staining will be completed following the roofing project.

Crawlspaces

The issue of properly venting the crawlspaces was raised. It was determined this is an owner expense. There are very few crawlspaces currently vented. MPM will inspect the units in Groups 1, 3, and 4 to check the vents and evaluate.

Parking Lot Sealing

The parking areas and the roadway received a 2" overlay four years ago. MPM has received a proposal to crack seal and seal the asphalt. There are areas in group 3 and 4 that need drainage issues addressed prior to this work being done. MPM will work with Hunt Construction to remedy the drainage issues. The crack sealing and sealing will be postponed to a future year.

Vote on Projects

1. John Hanlon made a motion to make the roofs a high priority item. Jim Peck seconded the motion. The motion passed. A committee was formed for evaluating the roofs and developing a plan for replacement. The committee members are: Tim Mayo, Mark Hull, and Jim Peck. A plan will be developed and communicated to owners.
2. Tim Mayo made a motion to move forward with an irrigation audit. The motion was seconded by Anne Walker. The motion passed.
3. Jackie Cecil made a motion to complete the staining project following the roofs being completed. The motion was seconded by Anne Walker.
4. Anne Walker made a motion to cancel any well options, fill in the pond and creek, and add landscaping. Tim Mayo seconded the motion. A majority of owners approved. Four units opposed. The motion passed.

A Landscaping Committee was formed to review the options for the pond/creek area. The committee members are Anne Walker, Patti Green, Jackie Cecil, Connie Morgan and Alice Oakley.

2016-2017 Budget

The budget for the 2016-2017 was discussed. As part of this discussion, the owners decided to complete all the roofs at one time. In order to do so, financing options will be obtained. The roofing is scheduled to be completed in the spring or fall of 2017. Tim Mayo made a motion to accept the budget as presented. Nan Mettam seconded the motion. The operating budget was approved as presented.

Nan Mettam made a motion to increase the maintenance reserve dues to \$1,000/quarter/unit. The motion was seconded by Jim Peck. A majority of owners approved the motion. One owner opposed. The motion passed.

A motion was made to have the staining completed in 2018. The issue was tabled until the 2017 Annual Meeting. MPM will work to identify areas of rot and deterioration first, then get estimates to repair/replace. Preventative maintenance will be done for now.

Staining will be the highest priority for 2018.

Election of Officers

Nan Mettam made a motion to re-elect Matt Golombek, Patti Green, and Alice Oakley. The motion was seconded by Anne Walker. The motion passed.

Renewal of Management Agreement

Ann Walker made a motion to renew the annual contract with Mountain Property Management. Jim Peck seconded the motion. The motion passed.

The meeting adjourned at 11:30 am.