

Hidden Ranch Homeowner's Association  
Virginian Lodge Convention Center  
Minutes from meeting held on 12/8/2009

**I. Attendance**

<u>Present</u>	<u>Lot #</u>
Ari Goldstein & Jenn Sparks	5
Dan Fleck and Emily Rankin	13A
Robert Simon	18
Anne Schuler	20
Ingrid Shaw	22
Keeley Bommer	23
Fred & Linda Walker	30, 31
Louis & Margaret Hochheiser	33
Don & Mary Evenson	34
Elba Dryer	36
Richard Nelson and Lisa Corrigan	40
Cyndi & Wayne Williams	41
Curt Clausen	42
Richard Meier	44
Todd Rankin	45
Tina Buhler	46
Joyce & Dan Butcher	52
Herb Brooks	55

<u>Present by proxy</u>	
Chris & Carmel Tice (CCT)	1
Gregory O'Gwin	2
Hidden Ranch Lodge, Burns & Wood	6
Robert & Jacquelin Coston	7
John & Holly Payne	9
Jordan Epstein	13B
Bill & Robyn MacLeod	16
Ed & Shirley Cheramy	17, 47
Bill Woytkins & Sarah Flitner	19
Leslie Collins & Judy Brown	32
Richard & Jill Pampe	35
Arlo Trust	37
Anthony & Amy Rojo	38
Eric & Anne Delahaye	49
Marjorie Connors	54
Chris and Amy Moen	56

**II. Call to Order**

After determination that a quorum was present, with 36 present or present by proxy, the meeting was called to order, by Fred Walker at 7:00 p.m.

**III. Adoption of Agenda**

A motion was made and seconded to adopt the agenda as presented. Motion carried.

#### **IV. Review of 2008 minutes**

The minutes from the 2008 annual HOA meeting were reviewed. Anne Schuler asked for any questions regarding the minutes, there were no questions. A motion was made and seconded to approve the minutes as presented. Motion carried.

#### **V. Presentation of Financial Reports and 2009 Budget**

The HOA Balance Sheet and Profit and Loss statements from 2008 and year-to-date 2009 were reviewed. Fred Walker explained the differences between the 2008 and 2009 financial statements which were mostly due to the director's and officer's insurance premium which is billed every other year and was paid in 2009 for the two year policy. Anne Schuler asked about the target balance in the maintenance reserve account. Fred Walker said that in 2002 a target was set to build the reserve balance to \$25,000 in order provide enough funds in the event that the dyke protecting the neighborhood from flooding of Flat Creek needed repair. There was a discussion of increased costs of repairing the dyke given the initial target was set over seven years ago. It was agreed to keep building the maintenance reserve to cover any increased costs. The board will follow up with the Town of Jackson so we can get a better estimate of the cost of repairing damage to the dyke. If there is a large cost increase it may be necessary at some point to increase the annual HOA dues. A motion was made and seconded that the financial statements be approved as presented. Motion passed.

#### **VI. Old Business**

##### *1. Enforcement of CC&R's*

The Board discussed enforcement effort of the HOA's CC&R's. There was a recent complaint to the board about homeowners leaving garbage cans in front of people's homes, in full public view. A board member referred to the CC&Rs which states that garbage cans must be stored out the public view. This complaint resulted in an open discussion of CC&R enforcement, with several homeowners stating that they had no place to hide their trash cans, given the size of the trash can compared to the size of their garage. Another homeowner made an official complaint about trailers being stored or parked for long periods of time on homeowners property.

This Board said that it is trying to be consistent with their enforcement of the CC&Rs and cannot be selective about which provisions to enforce.

A second complaint was made by Dan Fleck and Emily Rankin about the lack of maintenance on Jordon Epstein's property, lot 13B. The property has been only partially stained for two years and the landscaping in front of the house is showing serious neglect. Dan requested that the board take action against Jordan Epstein to have him finish staining his house in 2010. Dan also said that real estate agents have told him that the lack of maintenance on Jordon's house negatively impacts his property values.

The Board assured Dan that it will do everything in their power to get Jordan Epstein to address these maintenance violations.

Dan Fleck also made a complaint about homeless people living in the park adjacent to his house. He offered to write a letter to town officials to get more attention to the situation. The Board accepted his offer.

The Board reiterated that we will continue to enforce all CC&Rs. This led to questions on whether the appropriate punitive actions were in place. A motion by Dan Fleck was made to expedite the enforcement of CC&Rs by changing the official notification and procedure to the following:

- 1) Letter of warning identifying the violation.
- 2) If no action has been taken two weeks after the post mark date of the letter a \$500 fine shall be levied against the member who is in violation. This does not, however, exclude the member from his/her obligation to fix the violation.
  - a. The fine of \$500 will continue to be assessed every two weeks after the initial fine until the violation is fixed

- 3) If no action has been taken to fix the violation two weeks after the initial \$500 fine, the board may take legal action against the violator.

The motion was made and seconded to accept the change to violation notices and penalties. The motion was approved.

#### *2. Alternative Roofing Material*

Anne Schuler explained that the Board met with a roofing contractor to discuss alternative materials to the cedar shakes that are now used. The alternatives presented by the contractor either did not have the look of a cedar shake or were untested in the durability of the product. Based on this meeting there was a consensus among the Board members that there currently was not a viable alternative to the cedar shakes. The Board will re-visit this from time to time to determine if viable alternatives are developed. The Board also remains receptive to homeowner ideas.

#### **VII. New Business**

1. There was no new business discussed.

#### **VIII. Other Business**

##### *1. CC&R website*

Hidden Ranch CC&Rs may be found on line on the Teton County, Wyoming website.

[www.tetonwyo.org/clerk/query](http://www.tetonwyo.org/clerk/query)

Once there, type in the Book Recorded number and Page number. Scroll to the bottom of the screen and click Submit Query.

Book 299, Page 293-329

Book 253, Page 961-962

##### *2. HOA meetings*

There was a discussion with homeowners if they would like to continue to have the annual meeting in early December. It was agreed the next meeting would be in the first two weeks of December 2010 although no date was set.

##### *3. Election of the HOA Board of Directors*

Fred Walker requested nominations from the floor for a new slate of officers of the Board. There were no nominations from the floor. A motion was made and seconded that the current board remain in place for 2010. The motion passed Officers will be Keeley Bommer, Rick Meier, Todd Rankin, Anne Schuler and Fred Walker.

#### **IX. Adjournment**

With no further business to discuss a motion was made for adjournment and seconded. Dan Butcher seconded the motion. The meeting was adjourned at 9:20 p.m.