

Hidden Ranch Homeowner's Association  
Annual Meeting – Virginian Lodge Convention Center  
Tuesday, December 7<sup>th</sup>, 2010, 6:00 pm  
**Meeting Minutes**

1. Attendance

<u>Present</u>	<u>Lot #</u>
Anne Schuler	20
Keeley Bommer	23
Fred Walker	30, 31
Charles Marousek	39
Dan Butcher	52
Curt & Tamara Clauson	42
Rick Meier	44
Todd Rankin	45
John & Tina Buhler	46
Herb & Amy Brooks	55

<u>Present by Proxy</u>	
(CCT) Chris Tice	1
Gregory O'Gwin	2
Hidden Ranch Lodge LLC -Andy Burns	6
John Payne	9
Shirley Cheramy	17, 47
Bill Wotkyns	19
Ingrid Shaw	22
Leslie Collins	32
Rose Hochheiser	33
Steven Dryer	36
Connie Huspek – Arlo Trust	37
Amy Rojo	38
Cyndi Williams	41
Eric & Anne Delahaye	48
Marjorie Connors	54
Amelia Moen	56

2. Determination of Quorum & Call to Order

With 28 out of 56 represented either in person or by proxy it was determined there was not a quorum. The meeting was called to order by Anne Schuler at 7:10. (After the meeting it was determined there was a quorum.)

3. Adoption of Agenda

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

4. Review of 2009 Minutes

The minutes from the 2009 annual HOA meeting were reviewed. Anne Schuler asked for any questions regarding the minutes, there were no questions. Dan Butcher moved to approve the minutes as presented. Herb Brooks Seconded. All in Favor. Ballot will hold vote.

#### 5. Presentation of Financial Reports and 2011 Budget

Fred Walker gave an overview of the 2010 financial statement. Tina Korpi with Grand Teton Property Management discussed the 2011 budget. There were only a couple of line items that were changed from 2010. Instead of office expense, it is now called meeting expense, the postage and copies line items are now combined, there is no cost for insurance this year since the premium is billed every other year, a small increase in snow removal and property management fee. GTPM was asked to show the current 2011 budget with the current dues of \$100 along with a budget to reflect the dues of \$125 annually. If you don't raise the dues, the HOA would have a short fall of \$835. If you raise the dues to \$125, the HOA would be in the good of \$565, which would put you closer to where you would need to be for the insurance premium in 2011. The operating account has a balance of \$131 and the maintenance account has a balance of \$29,054.

Rick Meier had a lengthy conversation with Sean O'Malley about the creek with the freezing and thawing. With the current funds in the maintenance reserve account, it should be adequate funds for coverage if something did happen.

Dan Butcher moved to adopt the budget with the \$25 increase in dues. Herb Brooks Seconded. All in Favor. Ballot will hold vote.

#### 6. Old Business

Enforcement of CC&R's – The new fine schedule seems to be working. GTPM will do quarterly drive thru of the subdivision and checking to make sure homeowner's are following the CC&R's.

Dan Butcher recently had a roof estimate done for shake shingles - \$20,000. Dan will put together a proposal on some specification. I will try to get the information out to membership. Keeley Bommer offered Bommer's assistance on this as well.

#### 7. New Business

Tina with GTPM reviewed the office hours:

The office is located in Jackson at 610 W. Broadway, in the Centennial building with office hours from 9am-5pm M-F. We close daily for lunch from 12:30pm-1:30pm. If you have an after hour emergency, please feel free to call our office at 307.733.0205, and an operator will direct you to our on-call employee.

#### 8. Election of Directors

Current Board Members:

Anne Schuler: President

Keeley Bommer

Fred Walker

Rick Meier

Todd Rankin

Dan Butcher nominates all current board members. Tina Buhler seconded. All in Favor.  
Ballot will hold vote.

9. Other

Herb Brooks thanked the board for what they have done and what they will do. Also, thanked Fred specifically for everything he has done.

Anne Schuler also thanked Fred as well. Anne stated it is hard to be a neighbor and a property manager at the same time.

10. Adjournment

With no further business to discuss Herb Brooks made a motion for adjournment. Dan Butcher seconded the motion. The meeting was adjourned at 7:35.