

Jackson Hole Golf and Tennis Condominiums

Annual Member Meeting

Jackson Whole Grocer, Upstairs

Thursday, January 26th, 2017, 5:30 pm

MEETING MINUTES

Board Members

Steffan Freeman Jason Williams

Lisa McGee

ATTENDANCE:

Jason Williams

Steffan Freeman

Becky Erskine

Casey Stout

Lisa McGee

Alma Rosas

Chris Colligan

Represented by Proxy:

Miguel Enriquez

Julie Heemstra

Neesha Zollinger

GTPM:

Demerie Northrop

1. Welcome and Introductions by President, Lisa McGee 5:37

Lisa called the meeting to order and thanked those homeowners for attending. The HOA was very busy this past year with many projects including staining all the buildings, sealing and striping the parking lot, removing the playground fence and adding wood chips to the playground. The neighborhood is in good shape and even with these major projects under the belt, there are still substantial funds in the bank accounts. While the sprinkler system is still not perfect we are continuing to try and work it out.

2. Determination of Quorum

With 10 out of 22 homeowners present in person or by proxy the 1/3 quorum requirement was fulfilled.

3. Approval of February 10, 2016 Minutes

Jason Williams moved to approve last year's annual meeting minutes. Lisa McGee seconded the motion and all homeowners voted in favor.

4. Financial Report –

a. 2016 Financials

Demerie reviewed the 2016 year end financials. Currently there is \$27,045 in the operating account and an additional \$33,268 in the maintenance reserve account. The HOA collected \$64,120.68 in income in 2016 which was \$2,539.32 less than budgeted as a result of a few delinquent accounts. Expenses totaled \$102,138.46 which was \$15,804.54 under budget. This amount includes the amount from maintenance reserve spent on the capital projects within the HOA as described by Lisa in her opening remarks. There were no major overages to report, but the expenses were less than expected in the areas of snow removal, maintenance and repairs, and fire alarm maintenance.

b. Approval of 2017 Budget

As the homeowners discussed last year they want to continue to increase dues in an effort to save more money for the maintenance reserve account to help build up funds for future capital funds as determined by the capital reserve study that was conducted. Therefore, a 3% increase was recommended by the board increasing monthly dues from \$252.53 to \$260. If owners have auto pay they will need to contact the provider to increase the amount they pay.

Chris Colligan moved to approve the financials and the 2016 proposed budget. Jason Williams seconded the motion. All voted in favor.

5. Old Business

a. Review landscaping/snow removal services

The HOA is happy with the snow removal this year but would like to remind Scott Hawthorne of Maintenance Specialists to continue clearing the sidewalks. That has not been done regularly this year and needs to be taken care of.

GTPM will look at getting the ice dams cleared on those homes that have them to avoid damage to the roofs or the risk of interior water damage.

The board would like to find out from owners if they have a dead tree in their yard. If so, do they want that tree replaced? The plan this year is to replace dead trees with more mature trees that will come with a warranty to try and increase the survival rate. Trees that are suggested are lilac, non-fruit bearing crab apples, sand cherry trees or ornamental chokecherry trees. Please notify GTPM with any request for removal/replacement to be done in the spring.

6. New Business

a. Reminder about heat tape use

It looks like everyone is using the heat tape this year and GTPM has once again provided ice melt for all the units in need.

b. Other

Thank you to Becky Erskine for working with Westbank Sanitation on the dumpster issue. The bear proof dumpster was problematic in the winter months and is not needed, so they

brought a regular dumpster out for use in the winter months. On May 1st they will exchange it for the bear proof one once again.

GTPM reviewed the fire system with the homeowners in light of receiving new information. The Simplex panels are propriatay and can only be serviced by Simplex employees. However, regulations require that they must be monitored by a company within 60 miles. Due to the fact that Simplex is located in Salt Lake City, Watchguard is hired to do the monitoring. The board signed an agreement with Simplex for annual servicing of the panels which includes battery replacement. There is additional sprinkler system maintenance which is required and done every fall for \$900.

7. Board Elections for Jason Williams' seat

Jason is willing to rerun for his seat. Steffan moved for Jason to be elected to another 3-year term. Chris seconded the motion and all voted in favor. Steffan has two-years on his term and Lisa will be up for election next year.

Lisa was elected President, Steffan will be Vice President and Jason will be the Secretary/Treasurer.

A handwritten signature in black ink that reads "Lisa Mitchee". The signature is written in a cursive, slightly slanted style.

8. Adjournment 6:20