

Jackson Hole Golf and Tennis Condominiums

Annual Member Meeting

**Wort Hotel, Clymer Room**

Wednesday, January 17<sup>th</sup>, 2018, 5:30 pm

**MINUTES**

Board Members

Steffan Freeman      Jason Williams

Lisa McGee

**ATTENDANCE:**

Jason Williams

Steffan Freeman

Lisa McGee

Dick Stout

Chris Mooney

Alma Rosas

Chris Colligan

Julie Heemstra

Mattie Sheafor

Colby Stevens

Ted Benson

Oona Doherty

Represented by Proxy:

Miguel Enriquez

Becky Erskine

David Baker

GTPM:

Demerie Northrop

1. Welcome and Introductions by President, Lisa McGee 5:34

Lisa called the meeting to order and thanked those owners who were in attendance stating this would be her last meeting on the board. She declared that the HOA had a good year with no drastic issues to report.

2. Determination of Quorum

With 15 out of 22 homeowners present in person or by proxy the 1/3 quorum requirement was fulfilled.

3. Energy Conservation Works Presentation, Phil Cameron

Phil Cameron from the Energy Conservation Works presented the homeowners with an opportunity to use his organization's services as a way to reduce their energy costs and conserve energy. They work with Lower Valley Energy and can conduct a home audit of energy use, assess and identify opportunities to reduce energy use and find available rebates and work with the homeowner in a no or low interest finance option to implement some of the recommended changes. They have done this in over 100 homes in Jackson and have given over \$1 million in loans. They work with Lower Valley Energy to

promote the “Green Power” program where renewable energy is purchased regionally reducing energy costs and a home’s energy footprint. There are several audits that are available to homeowners which are refundable if any of the recommendations are implemented. With efficiency and energy conservation as the primary focus of the Energy Conservation Works, anyone interested in this service can contact Phil directly or let Demerie at GTPM know of your interest and she can put you in touch.

4. Approval of January 26, 2017 Minutes

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

5. Financial Report –

a. 2017 Financials

Demerie reviewed the 2017 year end financials. Currently there is \$32,658 in the operating account and an additional \$44,095 in the maintenance reserve account. The HOA collected \$69,651.27 in income in 2017. Expenses totaled \$66,920.88 which was \$2,730.39 under budget. \$10,800 of the expenses were deposited into the maintenance reserve account. The only major overage to report was in regard to landscaping as the HOA spent \$3,400 on some new trees. The budget for fire sprinkler maintenance was also over budget as a result of some repairs that needed to be done. The expenses were less than expected in maintenance and repairs as well as the miscellaneous line item.

b. Approval of 2018 Budget

As discussed last year, the board is recommending a slight increase in dues to continue to increase the savings of funds in the maintenance reserve account as it will be necessary at some point to have major capital improvements (i.e. on siding, roofs, etc) As such, the board is proposing an \$8 increase in dues from \$260 to \$268/month. A few line items were adjusted as a result of actual costs. These line items include insurance, trash removal and landscaping, with decreases in the maintenance and repairs, and miscellaneous line items. The budget calls for a deposit in the maintenance reserve account totaling \$12,912 in 2018.

Dick Stout moved to approve the proposed 2018 budget. Jason Williams seconded the motion. All voted in favor.

6. Old Business

a. Review landscaping/snow removal services

The landscaping service was much improved this summer and the irrigation and grass work was all done by the same landscaping company, Hansen Scapes. The board would like to continue using their services next summer if the rates remain the same or close to the same as they were this summer. The snow removal so far this year already has a few

owners displeased. GTPM will remind Maintenance Specialists that they need to have their sidewalks and drives plowed/shoveled with each occurrence over 3”.

Julia indicated she has a tree by her unit that will need some attention this spring as the moose demolished one side of it.

## 7. New Business

### a. Reminder about heat tape use

A quick reminder for everyone to please use their heat tape this year. Please contact GTPM if you need more ice melt.

### b. Renovations to your unit reminders

Don't forget to check in with the Board and the Housing Authority if you want to do any renovations on your unit. There is a system in place for this. Contact Demerie at GTPM with questions or if you need the form and application.

### c. Other

~Please be sure to close the lid on the dumpster so the crows don't get into the trash. The doors to the dumpster area will not be replaced at this time as the board found it to be cost prohibitive.

~ Steffan provided an update on the Gros Ventre Utility Company who provides water and sewer services for the area. At their annual meeting they announced that they would not be raising rates this year. Any questions or concerns about these services should be directed to Steve Hawkins who is the water system operator. The water, though untreated, passed all EPA requirements and there is no lead in the system. It is important for all homeowners to know where the shut off valve is for their units. Additionally, it is important to have the curb stops exercised every year or two. GTPM will arrange for that service. Spring Gulch Road will be paved this year and the bridge repairs are underway.

## 8. Board Elections for Lisa McGee's seat

A huge thank you to Lisa McGee for the years she has spent volunteering on the board of directors. She has decided not to run for another 3-year term. Steffan Freeman moved to elect Chris Mooney to the board. Jason Williams seconded the motion and all voted in favor.

## 9. Adjournment 6:36

*Approved at 2019 Annual Meeting*