

Jackson Hole Golf and Tennis Condominiums

Annual Member Meeting

Wort Hotel, Clymer Room

Monday, January 14th, 2019, 5:00 pm

MINUTES

Board Members

Steffan Freeman Jason Williams

Chris Mooney

ATTENDANCE at 5:39:

Carrie Wild

Steffan Freeman

Lisa McGee

Dick Stout

Chris Mooney

Mattie Sheafor

Chris Colligan

Represented by Proxy:

Miguel Enriquez

GTPM:

Demerie Northrop

1. Welcome and Introductions by President, Jason Williams

As Jason was called away to a work matter, Steffan Freeman introduced himself and the board thanking those owners who were in attendance stating this would be his last meeting as a board member.

2. Determination of Quorum & Call to Order

With 8 owners represented in person or by proxy the 1/3 quorum requirement was fulfilled.

3. Approval of January 17, 2018 Minutes

Lisa McGee moved to approve the 2018 annual meeting minutes. Dick Stout seconded the motion and all voted in favor.

5. Financial Report

a. 2018 Financials

Demerie Northrop from GTPM reviewed the 2018 year-end financial report. The HOA collected \$72,677.98 in income for the year and spent \$54,676.58. This includes depositing \$10,800 into the maintenance reserve account over the year. There were a couple line items that exceeded the budget including fire sprinkler maintenance due to a glycol leak that required repairs to the unit and the system. There were several line items that were under budget including snow removal, irrigation and maintenance/repairs. Currently the operating account balance is \$52,440.38 and the maintenance reserve balance is \$53,181.58

b. Approval of 2019 Budget

The board would like to continue saving money in the maintenance reserve account based on the recommendations made from the capital reserve study that was done a few years ago. The HOA will need to continue building the reserves to pay for common element repairs and replacement in the coming 20 years including roofs, siding, parking lots and playground equipment. As such the board would like to recommend increasing the dues an additional 5% as they have done in years past and putting that extra amount of income into the maintenance reserve account. Additionally, there will be an increase of \$40 per month in management fees and an increase in the budget line item for bank charges (which is the fee the HOA is charged for on-line payments).

The proposed budget will increase dues from \$268 per month to \$282 per month. Dick Stout moved to approve the proposed 2019 budget. Chris Colligan seconded the motion and all voted in favor.

6. Old Business

a. Review property walk through results from the fall

This fall the board and Kelsey from GTPM walked the entire property to look at potential maintenance issues that may need some attention. We would like to continue doing a seasonal walk through to make sure everyone is staying on top of any potential problem or repair. The board would like to ask owners to stay aware as well and to advise GTPM if they see something that needs some attention or repair.

Owners discussed some maintenance issues they have been experiencing with their units including the smoke detectors going off when the dew point levels get low. Chris Colligan suggested that toward the end of the summer when this is happening that you close your windows as that has worked for him. Lisa McGee has ice on the inside of her east-facing window.

Some doors may need to have the weather stripping redone to help the sealing of the front door. Chris suggested replacing the garage weather stripping with a metal material to keep mice from getting inside.

The parking lot looks like it needs to be restriped again this summer.

The snow removal this year is much better than in years past. Lawngevity has replaced Scott Hawthorn/Maintenance Specialists and is doing a very thorough and good job.

7. New Business

a. Reminder about heat tape use

Please be sure that you are using your heat tape and that it is working properly over the winter to help any ice dams from forming.

b. Renovations to your unit reminders

The board wanted to remind owners that if you are getting ready to do some renovations or changes to your units, please be sure to contact GTPM for the application and remember to contact housing authority before starting any work.

c. Water damage to 944 Sandcherry

Over the summer water from the sprinklers got into this unit causing water damage to it. The HOA insurance company was notified and determined there was no liability and the building policy issued a check for the repairs (less depreciation and the \$2,500 deductible).

d. Review on individual owner insurance and repairs

The HOA attorney Frank Hess is working on a resolution to memorialize the process for the HOA to follow in case of a loss to include that the homeowner notify their own insurance and that the individual unit owner is responsible for the HOA deductible.

8. Board Election for Steffan Freeman's seat

Mattie Sheafor volunteered to replace Steffan on the board as he is not interested in running for another 3-year term. A big thank you to Steffan for the time and energy he put into the HOA. Everyone voted unanimously to elect Mattie who will join Jason Williams whose term expires next year and Chris Mooney who has two years remaining on his board position.

9. Adjournment 6:26