

Hidden Ranch Homeowner's Association
 Annual Meeting – Center for the Arts Conference Room
 240 South Glenwood
 Tuesday, November 28, 2017, 5:00 pm
MINUTES

Present	Lot #	Present by Proxy	Lot#
Dan & Joyce Butcher	52	Cyndie Williams	41
Martha Birkett	40	Eric & Anne Delahaye	48
Kathleen Doffermyre	21	Corky Walker	24
Bret Bommer	23	Erin Fletcher	47
Amy Brooks	55	William Wotkyns	19
Heather Carleton	51	John & Holly Payne	9
Allison Free	37	Greg O'Gwin	2
Glenn Simon	18	Ari Goldstein & Jen Sparks	5
Amy Wheeler	38		
Bruce Morley	40		
Louis & Rose Hochheiser	33		
Ian Tyree	54		
Anne Schuler	20		
Katy Hollbacher	8		
Ryan Stanley	13A		

Tina Korpi, GTPM
 Demerie Northrop, GTPM

1. Determination of Quorum & Call to Order

Tina Korpi called the meeting to order at 5:05. With 23 out of 56 homeowners represented either in person or by proxy, it was determined that there was more than the required 1/3 quorum

2. Adoption of Agenda

There was a motion and a second to adopt the agenda. All voted in favor.

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 \$900,000 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. A \$100 audit will identify ways a home can reduce energy costs. The \$250 audit is more comprehensive and provides a more detailed action list to the homeowner. 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. Review and Approval of 2016 Minutes

Heather Carleton moved to approve the minutes from last year’s meeting. Kathleen Doffermyre seconded the motion. All voted in favor.

5. Presentation of Financial Reports and 2018 Budget

Tina Korpi presented the year-to-date financials for the HOA. She indicated that income totals \$5,710.76 for the year. This amount appears to be low but it is based on cash accounting and some of the dues are collected in the previous calendar year. Everything is ok and there are no shortfalls in the income. The HOA spent \$3,539.60 for administrative costs (including management fees, postage and copy expenses, and annual filing to the state). \$857.41 was spent on landscaping for the year which includes the wreaths and flowers at the entrance to the sub-division. Insurance cost \$1,175, \$120 was spent on legal fees and \$393.75 was spent on accounting services for taxes. There is currently \$5,460.07 in the operating account and an additional \$25,892.32 in the maintenance reserve account. The budget was over in some areas and under in other areas. These amounts have been reallocated to give the HOA a balanced budget for 2018. The board would like to increase dues from \$125 to \$150 annually. This is the first increase in over 10 years and the board would like to build up the reserves. Heather Carleton moved to approve the 2018 budget with dues at \$150 per year. Kathleen Doffermyre seconded the motion. All voted in favor.

6. Old Business

a. Stop light request follow up

The question of whether a stop light could be placed at the intersection of Stellaria and Broadway was asked. The board wrote several letters to WyDOT to request this be installed. They were advised that there was not enough traffic to justify a stoplight in that location.

b. ARU Discussion

The Town of Jackson allows ARU’s as a way to promote workforce housing. It must be no larger than 800 square feet and must be rented to either a family member or someone who is employed in Teton County. The governing documents in Hidden Ranch do not allow ARU’s or short term rentals in the HOA. There is one that is currently violating this rule and the owners discussed options. Dan Butcher moved to have GTPM send a survey to all homeowners inquiring if they were interested in implementing the town ARU rules which would involve amending the covenants. Anne Schuler seconded the motion. All voted in favor with two opposed. The survey will need to be composed by the board once all of the

ARU information is received. Once composed GTPM will send out the survey. Also, we need to begin drafting notice of violation of CC&Rs for the rental violations currently in place.

c. Bridge Repair

The town has repaired the bridge located at the entrance to Hidden Ranch. The question remains if the town will allow the HOA to paint/stain the bridge and if so what materials they should use to do so.

7. New Business

a. Fences

The board determined that fence requests would be considered. Any homeowner interested in erecting a fence must comply with town ordinances as well as those requirements highlighted in the governing documents. Some of these requisites include no chain link fences, no fences on homes that are on the hillside, all fences must match the home and may not extend past the front plane of a home. Fences cannot exceed 4' in height, reach a property line or encroach the Flat Creek setback of 50'. Any plan to build a fence must be presented to the board for prior approval.

8. Other

~ There have been an increased amount of reports about dogs not being cleaned up after. Please remember to pick up after your dog every time the poop. Please do not allow your dog to run through the neighborhood without you. Renter need to be reminded of these courtesies as well.

9. Election of Directors

The current board of directors was unanimously reelected for another term.

10. Adjournment 6:09