

Hidden Ranch Homeowner's Association  
Annual Meeting – Center for the Arts Conference Room  
240 South Glenwood  
Tuesday, November 28, 2018, 5:00 pm  
**MINUTES**

Attendance:

Present in Person (Lot number): Brett Bommer (23), Thomas Brewer (17), Herb Brooks (55), Tina Buhler (46), Daniel Butcher (52), Curtis Clauson (42), Timothy Cole (45), Kathleen Doffermyre (21), Elba Dryer (36), Adam Fletcher (47), Katherine Franklin (56), Shad Free (37), Louis & Rose Hochheiser (33), Bill Kerr (43), Terri King (11), Richard Pampe (35), Anne Schuler (20), Ryan Stanley (13A), Ian Tyree (54), Corky Walker & Barbara Griffith (24), William Wotkyns (19)

Present by Proxy (Lot number): Eric & Anne Delahaye (48), Ari Goldstein (5), Kit Gwin (1), Albert & Susan Hancock (30), HR Lot 26 LLC (26), Bob Morley & Martha Birket (40), Gregory O'Gwin (2), John & Holly Payne (9), Ryan & Linda Rumsey (31), Glen Simon (18)

Grand Teton Property Management:

Tina Korpi

1. Determination of Quorum & Call to Order

Tina Korpi called the meeting to order at 5:35. With 30 out of 64 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 Daniel Butcher motioned to adopt the agenda as is and Anne Schuler seconded the motion. All voted in favor.

3. Review and Approval of 2017 Annual Meeting Minutes

Anne Schuler motioned to approve the 2017 Annual Meeting minutes as presented. Daniel Butcher seconded the motion. All voted in favor.

4. Presentation of Financial Reports and 2019 Budget

Tina Korpi presented the YTD financial report for Hidden Ranch. The Operating Account balance as of September 30, 2018 is \$7,391.30 and the Maintenance Reserve balance is \$25,964.62. Tina Korpi presented the proposed 2019 budget to homeowners. Daniel Butcher motioned to approve the presented 2019 proposed budget. Anne Schuler seconded the motion. All voted in favor.

## 5. Old Business

### a.) Review of Fencing Policy

\*need more info

### b.) Policy about storage of seasonal vehicles

Many homeowners expressed concern of storage of seasonal vehicles on the street. Tina Korpi explained that these are Town of Jackson streets, therefore, it needs to be brought to their attention if there are issues. It was noted that there seem to be some signs about on street parking that are missing. GTPM will reach out to the town regarding these signs.

## 6. New Business

### a.) ARC and Pending Lawsuit Discussion

There is a potential pending lawsuit that is soon to be wrapped up with an agreement. Tina Korpi stated there will be no further discussion of this potential lawsuit until all is settled as it is ongoing.

### b.) Bike Path Access

There was discussion of homeowners wanting the bike path access on the south end of Hidden Ranch to be reopened. Although many homeowners want to see this access reopened, there was some concern of people zipping through and the HOA being liable for this area. Dan Butcher stated that the land is platted for access to the pathway. Anne Schuler and Bill Wotkyns volunteered to address the bike path access and will report back to the board.

## 7. Other

## 8. Election of Directors

The following were nominated to be elected to the board of directors: Brett Bommer, Shad Free, Adam Fletcher, Anne Schuler and Trey Overdyke.

Dan Butcher moved to elect the 5 nominees, Herb Brooks seconded the motion. All voted in favor.

## 9. Adjournment

With no further discussion, the meeting was adjourned.