

ASPEN STAND TOWNHOMES OWNERS ASSOCIATION

Annual Meeting – Grand Teton Property Management

Thursday, November 19, 2020 at 5:00 pm

VIA ZOOM CONFERENCE CALL

MINUTES

Attendance:

Rebecca Wilcox

Derek Schaefer

Peter Lori

Nina Resor

Deborah Corso

James Keller

Other Present:

Rachel Elliott- Grand Teton Property Management

1. Determination of Quorum & Call to Order

With six of ten owners present in person or by proxy the 1/3 quorum was achieved.

2. Approval of 2019 Annual Meeting Minutes

Rebecca moved to approve the 2019 annual meeting minutes as written. The motion was seconded by Derek. Vote: All in favor.

3. Financial Report

a. 2019/2020 Financials

Rachel reviewed the 2019 year end financials. The HOA collected \$18,851.30 in income last year and had \$17,133.10 in expenditures which resulted in a net income of \$1,718.20. There was \$4,190 spent for lawn care which was \$590 over in that budget line item. There was \$2040 spent for tree care that was spent to remove some dead trees. There is currently \$5,590.46 in the operating account, \$19,226.72 in the maintenance reserve account and \$6293.33 in a CD account.

b. Proposed 2021 Budget

Rebecca presented to the group a bid for snow removal that will provide plowing for all of the HOA driveways and parking spaces and shoveling of the sidewalks. This change would increase the budget line item to \$3500 and would increase the dues for the association. The members present agreed that it would be a good service provided for the association. Derek moved to approve the 2021 budget as presented

with the stipulation of changing the per plow to the snow removal company coming at a level of 4” rather than 2” and also assuming the cost does not exceed \$3500 for the year. The board will watch the snow removal budget throughout the season. The motion was seconded by Deborah. Vote: All in favor.

4. Old Business

The owners present discussed the possibility of placing portable sheds on each lot if an owner so chooses to do so. There was some concern raised with units looking a cluttered with items that shouldn’t be stored outdoors. The Board would need to do some research with the Town to see if this would be allowed per code. If so, they would also need to come up with size restrictions, materials, placement among other restrictions prior to proceeding.

The buildings were stained in 2014.

5. New Business

- Driveway snow plowing

See 2021 proposed budget.

6. Election of Directors

Derek moved to elect the following slate to the Board of Directors. The motion was seconded by Deborah. Vote: All in favor.

The current Board of Directors is as follows:

Rebecca Wilcox – term up at the end of 2021

James Keller – term up at the end of 2022

Nina Resor – term up at the end of 2023

7. Adjournment

With no further discussion, the meeting was adjourned.

Respectfully submitted,
Rachel Elliott
Grand Teton Property Management