

Hidden Ranch Homeowner's Association  
 Annual Meeting – Virginian Lodge Convention Center  
 Wednesday, November 19, 2014, 5:30 pm  
**MINUTES**

<u>Present</u>	<u>Lot #</u>	<u>Present by Proxy</u>	<u>Lot#</u>
Dan & Joyce Butcher	52	Christopher & Carmel Tice	1
Martha Birkett	40	Ari Goldstein & Jen Sparks	5
Herb Brooks	55	Gannett Horn	26
Amy Rojo	38	Greg O'Gwin	2
Bret Bommer	23	Judith Brown & Leslie Collins	32
Ian Tyree	54	Hidden Ranch Lodge LLC	6
Carey Stanley	13A	Corky Walker	24
Tina Buhler	46	Fred & Linda Walker	31
Anne Schuler	20	Tim Halter	22
Adam Fletcher	47	John & Tina Buhler	46
Shad Free	37	Richard Pampe	35
Curt Clossen	42	Bill Wotkyns	19

Tina Korpi, GTPM

1. Welcome and Introductions – Anne Schuler
2. Determination of Quorum & Call to Order  
 Anne Schuler called the meeting to order. With 22 out of 56 homeowners represented either in person or by proxy, it was determined that there was more than the required 1/3 quorum
3. Adoption of Agenda  
 Herb Brooks moved to adopt the agenda. Adam Fletcher seconded the motion. All voted in favor.
4. Review and Approval of 2013 Minutes  
 Herb Brooks moved to approve the minutes from last year's meeting. Amy Rojo seconded the motion. All voted in favor
5. Presentation of Financial Reports and 2015 Budget

Tina Korpi from Grand Teton Property Management gave an overview of the financial report from 2014. The operating account has a current balance of \$4,639. The maintenance reserve account has a balance of \$25,713. The HOA dues will remain at \$125 per year for each lot.

Amy Rojo moved to approve the budget. Herb Brooks seconded the motion. All voted in favor.

## 6. Old Business

### a) Flat Creek Improvement District

An improvement district is currently being formed to work on the flooding issues that residents are dealing with during the winter months. They will be contacting homeowners directly with information about the district.

### b) Roofing Material Update

Following last year's survey results, the board passed a resolution to allow for other roofing materials to be used in Hidden Ranch. Homeowners must receive prior written consent prior to replacing their roof. The color must be neutral and the quality must be a high grade.

## 7. New Business

Homeowners would like the HOA to send a letter to the Jackson Whole Grocer concerning the intersection. The additional traffic has created a more dangerous roadway for residents who are trying to enter and exit Hidden Ranch.

The homeowners suggested a survey be created and circulated to discuss the possibility of amending the rules and regulations. Carey Stanley will draft the survey for the board to review and send to homeowners.

## 8. Other

Shad has requested that homeowners please keep dogs leashed and clean up after them.

## 9. Election of Officers

Fred Walker and Rick Meier are no longer interested in staying on the board. Terms are one year long, therefore all five seats must be voted on.

After a written ballot was collected from those in attendance, the following homeowners were selected to sit on the board of directors:

Anne Schuler, Bret Bommer, Dan Butcher, Trey Overdyke and Heather Carlton

## 10. Adjournment