

**Northeast Forty Homeowner Association  
Grand Teton Property Management  
P.O. Box 2282  
Jackson, WY 83001  
307-733-0205 Fax 307-733-9033**

---

**2014 Annual Meeting Agenda  
February 26, 2014 @ *12:00pm*  
The Offices of Grand Teton Property Management  
610 W. Broadway, Suite 203  
The Centennial Building**

---

**1. Attendance**

**Wayne Dewall  
Kent Jansen  
Jake Hansen**

**By Proxy:**

**Imogene DeMarsh  
Philip Lennox  
Liz Gilliam  
M.P. Wright  
Michael J. Quinn  
Herb Brooks  
Anne J. Riddell  
Laurie D. Goodman  
Aubrey Moradiar**

**2. Determination of Quorum**

**With 12 members present either in person or by proxy, it was determined there was a quorum.**

**3. Reading and Approval of the 2013 Annual Meeting Minutes**

**Jake moved to approve the minutes as written. The motion was seconded by Wayne. Vote: All in favor.**

**4. Financial Review**

**a. Review of 2013 Actual Income and Expenses vs. 2013 Budget**

**Rachel went through each line item of the 2013 actuals pointing out that the total income was \$67,863; the total expenses were \$64,239 amounting to a net income of \$19,224. See attached financials**

**b. Review of 2014 Proposed Budget**

**Rachel reviewed the 2014 proposed budget with the members present stating that the Board of Directors might recommend a dues increase for 2014. Wayne motioned to approve the 2013 proposed budget and increase the dues 5% starting April 1, 2014. The motion was seconded by Kent. Vote: All in favor.**

**5. Pending & Future Projects**

**a. Landscaping - ISD ISSUES & UPDATE**

**The board spoke about what has transpired with the ISD and that they would like Grand Teton Property Management to send out a letter informing the homeowners what the history of the ISD is and the background with Northeast 40.**

**b. CC&R revisions**

**The Board spoke that they want to have a new attorney look over the CCR's. Tina suggested having Paula Fleck look them over and the board all agreed.**

**c. Tennis court area (this topic was tabled in 2013)**

**Tina suggested that the board get another bid for the excavation of the courts. The board moved to have Tina contact Wayne and get an updated price.**

**6. Election of Directors**

**The 2013 Board of Directors was Wayne Dewall, Kent Jansen and Jake Hanson. Wayne moved to re-elect the 2013 Board to serve again for 2014. The motion was seconded by Jake. Vote: All in favor.**

**7. Other**

**Adjournment**