

**RIVERMEADOWS HOMEOWNER'S ASSOCIATION**  
GRAND TETON PROPERTY MANAGEMENT  
PO Box 2282, Jackson, WY 83001  
(307) 733-0205 Fax (307) 733-9033

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2021 Annual Meeting Minutes - draft  
August 31, 2021, at 3:00 pm MT  
Zoom Meeting

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**Board Members in attendance:** Chris Tisi, Nick Orsillo, Steve Kellogg, Debby Atkinson, and Cindy Booth

**Owners Present:** Don Smith, Joan Baldwin, David Burke, Erme Catino, Kathleen Cheatham, Daniel Fulton, Travis Goodman, Julie Hamby, Linda Kellogg, Neece Zaloom, Tim & Sheila Reddy, Merrill Ritter, John Robishaw, Adam Shaifer, Peter Stern, White Matthews, Stephanie Williams, Cynthia Wiltshire, Susan Larson

**Proxies:** David Aul to Tisi, Michael Lissner to Orsillo, Michael Monier to Kellogg, Frank Sanderson to Kellogg, Hawley Trust to Tisi

Others: Tina Korpi and Edye Sauter, Grand Teton Property Management  
Collin Vaughn

**I. Call to Order**

Chris Tisi called the meeting to order at 3:45 pm.

**II. Determination of Quorum**

It was determined that a quorum was established by those present and by proxy.

**III. Adoption of Agenda**

Chris Tisi motioned to adopt the agenda as presented. Merrill Ritter seconded the motion. Vote: All in favor.

**IV. Approval of 2020 Meeting Minutes**

Chris Tisi made a motion to approve the 2020 meeting minutes, Merrill Ritter seconded. Vote: All in favor.

**V. Old Business**

**A. Rivermeadows Signage**

The Rivermeadows Board would like to table this until next year due to other projects and expenses.

**B. Weed Spraying**

Nick suggested increasing the weed spraying to 3 times instead of the once-a-year spraying. Wyoming Landscape can do this for about \$300 per visit. Members agreed.

**VI. New Business**

**A. Road Maintenance**

Hunt Construction gave an estimate of \$4760 to have the cracks repaired this year. The Board will get an estimate for chip sealing and repairs for the edge erosion along the roads from Evans Construction for next year.

### **B. Open Space - deadfall**

Rivermeadows Board has tabled this to next year to save costs this year. The Board suggests that homeowners reach out to Robb Sgroi of the Teton Conservations District to assess their property for wildfire mitigation. Please get in touch with Robb Sgroi at [Robb@Tetonconservation.org](mailto:Robb@Tetonconservation.org).

### **C. Parking and Speed**

The HOA (Board) asks everyone to keep in mind the 10 mph speed limit in Rivermeadows. The Board has added two new signs to try to control speeding. The Board also reminded everyone not to park on the roads and please use their driveway for parking.

## **VII. Architectural Design Committee Report**

There is nothing to report at this time. The association reminds homeowners that all guidelines and regulations regarding the Architectural Committee can be found in the CC&Rs and Bylaws.

## **VIII. Financial Report**

### **A. Review 20/21 Financials**

Total revenue from association members equaled \$57,203 while total expenditures reached \$55,001, leaving the association with a budget surplus of \$2,203. Noting snow removal and tree spraying was over budget. As of August 6, 2021 the cash balance was \$58,412.

### **B. Review and Approve 21/22 Budget and Dues**

The presented budget for fiscal year 21/22 has a \$100 increase in the annual dues to \$1200 per year per lot. Budgeted line items are being adjusted are for snow removal, property taxes and management fees. Nick Orsillo motioned to approve the 2021/2022 annual HOA Dues of \$1200 per lot. Steve Kellogg seconded this motion. Vote: All in favor.

## **IX. Elections**

**Board of Directors:** Chris Tisi, Nick Orsillo, Steve Kellogg, Debby Atkinson, Cindy Booth

Travis Goodman made a motion to re-elect the same slate of directors. Joan Baldwin seconded the motion.

Vote: All in favor.

### **Officers:**

Debby Atkinson made a motion to elect Chris Tisi (President), Nick Orsillo (Treasurer), Steve Kellogg, Debby Atkinson (Officer) and Cindy Booth (Officer). Nick Orsillo seconded the motion. Vote: All in favor.

## **X. Adjournment**

The meeting was adjourned at 4:30 pm.

Respectfully Submitted by,

Edye Sauter

Grand Teton Property Management