

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

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**2013 Annual Homeowners Meeting Minutes  
March 20, 2013 at 5:00 PM  
The Offices of Grand Teton Property Management**

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**1. Attendance**

**Gayle Roosevelt**

**Mike Donovan**

**Sheri Bickner**

**Ingrid Weber**

**Ila Rogers**

**Jeff & Glenda Lawrence**

**Peter Schaefer**

**Greg Von Doersten**

**Teri Davis**

**By Proxy:**

**Scott Livingston**

**Suzy Lynch**

**George Sterchi**

**Mary Widener**

**Others present:**

**Rachel Block**

**Grand Teton Property Management**

**Tina Korpi**

**Grand Teton Property Management**

**2. Determination of quorum**

**With 15 units present either in person or by proxy, it was determined there was a quorum.**

**3. Call to Order**

**Rachel called the meeting to order.**

**4. Reading and Approval of the 2012 Annual Meeting Minutes**

The members reviewed the 2012 Annual meeting minutes. Glenda moved to approve the minutes as written. The motion was seconded by Gayle. Vote: All in favor.

**5. Review of 2012 Actuals vs. 2012 Budget**

Rachel reviewed the 2012 actuals with the members pointing out that the total operating revenue was \$64,522 and the total operating expenses was \$66,716; amounting to a net loss of <\$2,194>. The operating account balance was \$2,456 and the maintenance reserve account balance was \$28,733 as of 3/18/13. See attached financials.

**6. Review of 2013 Proposed Budget**

The members reviewed the 2013 proposed budget. Teri moved to increase the dues by 6% starting May 1<sup>st</sup> but requested that a ballot be administered to all owners to possibly increase dues by \$25. This will be in order to help cover the operating expenses and be able to save more in the maintenance reserve account. The motion was seconded by Ingrid. Vote: All in favor.

The members requested that the chimney sweeps that were completed in 2012 be added to each owner's account that received the service since the HOA is not responsible for the cost.

**7. Old Business**

**a. CC&R Revisions**

The board members notified the members that the CC&R revisions will soon be completed.

**b. Upgrade Projects (siding, stairs, decks, etc...)**

The members discussed the upgrade projects for the HOA. Jeff Lawrence, with Carney, Logan, Burke (and who is also an owner at Snow King HOA) was present to discuss options and a scope of work for the property. He explained that the next step will be to get pre-concept pricing with Shaw construction. Once that is completed, the project will be put out to bid with different construction companies. The size of the decks will be a two option situation so that each unit can customize for their location and needs. Once all this information is collected, a special meeting will be called to further discuss this project with the entire HOA.

The board stated that the wooden stairs between the 40's and 60's building will be replaced in the summer of 2013 with a metal type staircase.

**8. New Business**

**a. Election of Directors**

**Glenda moved to nominate Sheri, Mike and Glenda to serve on the board again. The motion was seconded by Gayle. Vote: All in favor.**

**9. Other**

**Upper retaining wall by Pine Drive-**

**Greg stated that he feels that the upper retaining wall needs to be examined to ensure that it is structurally sound. The members agreed that this needs to be taken care of. GTPM will contact the Town of Jackson to discuss the possibility of their seasonal maintenance of Pine Drive affecting the hillside structures of the HOA.**

**Boardwalk between upper retaining wall and buildings-**

**The members discussed the need for repair for these boardwalks. Sheri moved to complete this sooner than later to make these areas more accessible.**

**Parking lot retaining wall-**

**Tina stated that the retaining wall in the parking lot is examined by a structural engineer. The engineer has stated that it has moved slightly but it's not anything the HOA should be concerned with as it is still structurally sound.**

**Unit 42 rental/improvements-**

**The members discussed possible improvements to the unit including finishing the basement and upgrading carpets, etc... They also discussed increasing the rent. Tina stated that the current rental rate is very good considering the condition of the unit. The rate could possibly be raised if the improvements are done. Greg moved to research the improvements and revenues for the unit 42. The motion was seconded by Sheri. Vote: All in favor.**

**10. Adjournment**

**Sheri moved to adjourn the meeting. The motion was seconded by Ila. Vote: All in favor.**

**Respectfully submitted,**

**Rachel Block**

**Grand Teton Property Management**