

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

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**2012 Annual Meeting Minutes  
June 18, 2012 @ 5:00 PM  
The Offices of Grand Teton Property Management  
610 W. Broadway, Suite 203**

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**1. Attendance**

**David Toran  
Jeff Scully  
Vic Sarkissian  
Jim Opperman  
Jeffrey Moll**

**By Proxy:**

**Gail Kelley  
Diana Brown  
Julie Reed**

**Other present:**

**Rachel Block            Grand Teton Property Management**

**2. Determination of Quorum**

**With 8 members present either in person or by proxy, it was determined there was a quorum.**

**3. Reading and Approval of the 2011 Annual Meeting Minutes**

**Jim moved to approve the 2011 Annual meeting minutes. The motion was seconded by Jeff. Vote: All in favor.**

**Financials**

**1. Review of the 2011 Actual Income and Expenses**

**Rachel reviewed the 2011 actuals by pointing out that the total operating income was \$80,563 (of which \$54,718 was roof special assessment) and the total operating expenses were \$83,388 (of which \$66,260 was spent on roof replacement), amounting to a net loss of <\$2,825>. The operating account balance was \$18,402.33 and the maintenance reserve account balance was \$21,380.74 as of 6/20/12. See attached financials.**

**2. Review of the 2012 Proposed Budget**

Rachel reviewed the 2012 proposed budget as well as the 10 year plan for maintenance reserve account and future projects. The next project that the HOA should be aware of and plan for a special assessment is replacement of the siding. The members requested that Vic supply a bid to the HOA for this work. GTPM will get other bids as well. The HOA will hold a special meeting in the fall of 2012 or winter of 2013 to discuss this project. The replacement of the siding could possibly take place in the summer of 2013. Jim moved to raise the dues by 10% beginning in July of 2012 in order to build the maintenance reserve account. The motion was seconded by Jeff. Vote: All in favor.

**Old Business**

**1. Roof**

The roof replacement took place in the fall of 2011.

**2. Fence**

The topic was tabled.

**3. Staining**

The members discussed the staining and decided that because the Association is planning to replace the siding in the near future that the staining should not be done.

**4. Sealing of the parking lot**

Rachel stated that the Board has approved the sealing of the parking lot to take place in the summer or fall of 2012. They requested that the lot be power washed beforehand.

**5. Reminders**

Rachel requested that everyone make sure to follow the rules and regulations of the HOA.

**New Business**

**1. Election of Directors**

Jim moved to elect the following slate for 1 year terms:

**Jeff Moll**

**Diana Brown**

**Vic Sarkissian**

The motion was seconded by Sarah. Vote: All in favor.

**Adjournment**

With no further discussion, the meeting was adjourned.

Respectfully submitted,

**Rachel Block**

**Grand Teton Property Management**