

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

**2005 Annual Members Meeting Minutes
Monday, January 2, 2006
3:00 P.M.
The Snake River Lodge and Spa**

MINUTES

INTRODUCTION

I. Attendance:

Present:	Unit(s)	Votes
Darla and Bob McDermott	#16	6.813
Tom Rau	#5	6.813
Thelma Conner	#3	5.138
Irene and Moe Mellion	#4	6.813
Tom and Roxanne Factor	#10	6.813
Dick Morgenstern	#6	6.108

Represented by Proxy:

Name	Unit	Votes
Andrew Lindberg	#2	5.138
John Corboy	#9	6.108
Susan Barr	#12	6.813

Other(s) Present:

Tina Korpi, Grand Teton Property Management
Nicole Pryor, Grand Teton Property Management

II. Call to Order

Moe Mellion called the meeting to order at 3:10. He asked that everyone introduce themselves to the group.

III. Determination of Quorum

With 56.557% of votes represented, it was determined there was a Quorum.

IV. Reading and Approval of the December 29, 2004 Annual Meeting Minutes.

Dick Morgenstern motioned to approve the December 29, 2004 Annual meeting Minutes. This was seconded by Tom Rau. Vote all in favor.

FINANCIALS

I. Review of the Year to Date Income and Expenses

Tom Factor stated he is happy to see the budget is close to the actuals. Moe reviewed this with all present. Moe discussed the issue of staining the siding this summer. He explained that ½ of the siding (East and possibly the South sides) would be stained every two years. The other half of the siding (North and Western sides) will be done every four years. Eagles Rest HOA will know better after this summer if this will work, and if all sides of units should be stained at the same time. It was discussed that a new, darker stain may be used in the future to cover the nail stains on the siding. The Management Committee will talk to the contractor about this issue. There was also discussion about deck maintenance. Darla McDermott asked if they could seal or possibly stain their deck. Tom Factor explained to Darla that anything the owners do to their decks should be cosmetic only. The decks are already sealed. Darla also had questions about sagging. All present were informed that if there were questions regarding structural issues, these could be directed to the Management Committee. It was also explained that doors are the owner's responsibility including painting and staining, but screens were the responsibility of the Management Committee.

II. Review of the Year to Date Maintenance Reserve Account

It was suggested that the money be moved to a CD.

III. Review of the 2006 Proposed Budget

Snow removal was discussed. Moe explained liability issues. Eagles Rest needs to have routine inspections of snow build up on decks during the winter months. Tina stated she would have a maintenance person from Grand Teton Property Management check the decks as well as roofs on a regular basis. This is especially important after snow storms. Any deck or roof that needs to have snow removed (amount to be determined), will be shoveled off. This will only be done to those decks/roofs which need to be done based on amount of snow. The Management Committee will devise a plan for addressing snow removal from decks. A motion to approve was made by Dick Morgenstern, which was seconded by Tom. Vote all in favor.

Tom Factor motioned to approve. This was seconded by Dick Morgenstern. Vote all in favor.

MAINTENANCE PROJECTS

I. Garage Door Replacement

Moe stated that he felt there was enough money in the Maintenance Reserve to replace the doors on all units. He felt this should be treated as a basic maintenance project. He also stated that he felt once doors are replaced, that weather stripping should be replaced regularly (possibly every two years). Thelma Conner and Tom Rau asked to know the differences and the similarities between wood and metal doors. These differences and similarities were explained. Moe stated that after reviewing all the information, he was for replacing the existing doors with metal doors. A fee schedule was also discussed for additional work done by the door contractor, i.e.: garage door openers. Tom Factor requested the Management Committee go forward with this project using green, metal doors, but asked that if the association accepts the Garage Door Man's bid, the association ask for R-quotes.

II. Screen Replacement

Screens that need to be repaired or replaced will be taken care of in the spring. Grand Teton Property Management is in the process of doing this.

III. Concrete Replacement

IV. Particle Exterior Staining

I. Election of Officers

Tom Rau suggested electing Moe Mellion to another term as President for the association. Tom Factor seconded this motion. Vote all in favor.

Moe stated that he had no objections to serving another one year term as President of the Eagle's Rest Homeowner's Association.

Tom Rau was also elected to continue serving, and has been re-elected to a three year term. Dick Motioned to elect tom Rau to a new three year term. Tom Factor seconded the motion. Vote all in favor.

II. Other

Garbage was discussed. All homeowners were reminded by Tina Korpi that garbage would be picked up on Tuesdays and Thursdays, but all homeowners should be aware that this is done by Grand Teton Property Management Maintenance, and may not always be done at a specific time, and could possibly be done on a flexible schedule due to weather and prior commitments. She stated that garbage would not be picked up before 9:00 am and more than likely not until after 10:00 am. The homeowners were concerned with a notice they received stating they must “put your garbage out”, and that it would be picked up at 8:00 am, which was interpreted by all present to mean placing the garbage outside of the garage, usually the previous night, so they would not miss pick up. Tina Korpi explained to all present that she was not aware of a notice stating this, and apologized for the miscommunication. She asked that everyone keep their garbage inside of their garages for pick up, and not place it outside except on the morning of pick up. If it is left in the garage, this is fine, but GTPM must have access to the garages.

SRA Development was discussed, and how it would and would not affect Eagles Rest. Tom and Moe have attended many meetings. The SRA withdrew from the sketch plan, any development that blocked Eagles Rest views. There is however likelihood that development will take place in this area, but not for at least eight to ten years.

ADJOURNMENT

With no further business, the meeting was adjourned.

Respectfully submitted,

Christina Korpi,
Property Manager
Grand Teton Property Management