

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

**2006 Annual Meeting Minutes
The Offices of Grand Teton Property Management
May 24, 2006
6:30 PM**

1. Attendance

Name	Unit
Rusty Brown	624
Diana Brown	624
Pamela Stockton	636
Kim Hoffman	696
David Park	690
Lydia Leitch	660
Kim and Kyle Mills	618
John Curry	642

Represented by Proxy

Name	Unit
Tim and Caryn Flanagan	612
Pete Karns	666
Peter Cook	678
Betty Terrill	684
Bill Finerty	672

Others Present

Tina Korpi	GTPM
Nicole Pryor	GTPM

2. Determination of Quorum

With twelve units represented either in person or by proxy it was determined there was a quorum.

3. Reading and Approval of the 2005 Annual Meeting Minutes
Kim Motioned to approve the meeting minutes as written with a question by Rusty regarding item #10, Other, Removal of Dead Trees. Tina stated she would look into this again. Seconded by Pamela, Vote All in Favor.

4. Review of the 2005 Actual Income and Expenses vs. Budget
Tina reviewed with all present the income and expenses pointing out the income for 2005 was \$47,640.42 and the expenses were \$32,431.72 with a net income of \$15,208.70. Tina pointed out the Insurance cost has been significantly reduced for 2006 due to a new CAU policy with more coverage including earthquake. Tina was also asked if all snow removal bills were submitted due to the low amount spent for such a heavy snow year. Nicole explained to all present that the Actuals were low because Eh-1 had made the mistake of leaving Hillside off of their schedule the beginning part of the winter. Diana motioned to approve the budget. This was seconded by Kyle. Vote all in favor.

5. Review of the 2006 Proposed Budget
Tina reviewed the 2006 proposed budget with all present. In regards to the 2006 Proposed Budget, the homeowners requested bids for maintenance of the trees and beds in front of the units. It was agreed GTPM would request bids. David also shared a Projection with all present of the 2006 budget as well as projections for the next five years based on a 5% increase per year.

6. Old Business

A. 2005 Projects

It was shared with all present the projects that were completed for 2005 including the staining of the back decks and the painting of two of four buildings at Hillside.

B. Dogs and Parking

Rusty stated to all present that there is a problem with owners taking responsibility for their dogs including using leashes, and picking up feces. Those present agreed. Rusty proposed registering each dog with the homeowner association giving a description as well as the owner's name. Those present did not feel this was a good idea. David made the point to those present that it is very important that those homeowners that have a dog take responsibility and follow the rules of the homeowners association. Those present who own a dog agreed to take responsibility for the control of their dogs as well as the clean up of all feces.

C. Other

7. New Business

A. 2006 Projects Exterior Painting

David shared with all present that the special assessment has passed, and painting will begin later this summer.

B. Asphalt Resealing

Nicole shared with the homeowners that two proposals have been requested for the asphalt sealing and that the proposal from Hunt Construction came in at \$6925.00 which includes sweeping all debris away before sealing starts, materials and labor. Woods and Burns Construction were also contacted by Nicole upon request from David. Nicole was in touch with them; however she has not received the proposal as of the time of the meeting. Tina stated she would also find out what material is being used for the sealing before work begins due to some issues with sealing at another association.

C. Snow Removal

Nicole explained to all present the reason why plowing was delayed last winter (2005-2006). She explained to the homeowners that EH-1 snow removal had hired a new supervisor who did not have Hillside on his master list. Somehow it was accidentally left off. By the time Nicole was made aware of this, the snow had started to pile up. It seems however that many present are not happy with the quality of service EH-1 has provided even after Hillside was put on the regular schedule. John Curry stated he would like plowing done earlier in the morning as well, possibly by 7:00am. Many homeowners agreed, and Rusty stated that more control over contractors is needed. The homeowners present would like to look into getting other snow removal bids before next winter. It was suggested that GTPM contact Jim Webb.

D. Election of Officers

Tina stated that there are two; 2 year positions open for the Board of Directors. Kim Kyle nominated Kim Hoffman. Kim Hoffman nominated John Curry. Both Kim and John accepted the nominations. A motion to elect Kim and John was made by Diana Brown. Seconded by Pamela. Vote all in favor.

E. Other

Landscaping- John stated he would like to see more extensive landscaping done. Tina explained to John and the other homeowners present that this is possible however it was not within the scope of what GTPM oversees, but it would be a decision to be made by the homeowners. She explained that Dan Karns only does the lawn maintenance for now. The homeowners would like GTPM to get pricing information from Dan to do more weeding as well as an extensive spring clean-up as soon as the snow melts. The homeowners did

state that the North side has been forgotten frequently. They would like to see the weeds taken out all the way to the stop sign as well as having the lawns sprayed for weeds, (Weed and Feed).

Sprinklers- Rusty stated he would like a sprinkler specialist to come in and evaluate the system. Possibly contact Lee Bushong or Jim Stanford from Evergreen Tree Care. Rusty has asked GTPM to have one of these men to get in touch with him personally.

Tree Care- Tina stated GTPM will contact Jim from Evergreen or Moon Flower regarding the tree care.

Street Sweeping-Those present stated they appreciate having the drives swept however Hoffland left at least two large piles of rock and sand on the premises as well as a lot of debris with in the 72 hour parking areas. Nicole stated she would call Hoffland to come out and clean these areas up. She also explained to the homeowners that GTPM has purchased the Safety Red paint to have the curbs painted as soon as possible. She explained to the homeowners that the cost for this paint was high and that the five gallons purchased will also be used by other HOA's and the cost shared among all HOA's.

Parking- A reminder was given that 72 hour parking is for guests and should not be used for overnight parking. There is also a white van parked near Pamela's unit which is repeatedly parking in 72 hour parking.

8. Adjournment

With no further business the meeting was adjourned.

Respectfully Submitted,

**Nicole Pryor,
Grand Teton Property Management**