

**Creekside Village Homeowners Association
Grand Teton Property Management
P.O. Box 2282
Jackson, WY 83001
(307) 733-0205 Fax (307) 733-9033**

**Creekside Village Homeowner Association
2008 Annual Members Meeting Agenda
January 10, 2008
6:30 PM
The Virginian Lodge**

1. Attendance

| | |
|------------------------------|--------------|
| Brandon & Laura Harrison | 830C |
| Julie Barker | 826A |
| Sharon Wright | 816B |
| Kurt Gries | 830B |
| Wendy Meyring | 818D (Proxy) |
| Connie DeJong | 816A |
| Abigail S. Moore | 802B |
| Judy Legg & Shepard Humphrey | 802F |
| Nick Michael | 808B (Proxy) |
| Derek Beardsley | 808C |
| (Halladay) Helga Munz | 818C (Proxy) |
| Sandra Murphy, SJMC | 812C |
| Bobby & Haley Wheat | 816C |
| Amy McCarthy | 810E |
| Mike Kraft | 818E |
| Don Jeske | 804E |
| Brian & Dianna Meague | 820D |
| Jane Squires (Donald Brown) | 828B (Proxy) |
| Eric Johnson | 804D |
| Sherry Stewart | 804A |
| Scot Anderson | 818B |
| Bob Reeder | 802D |

By Proxy:

| | |
|----------------------------|------|
| Chris Coats | 802C |
| Don Poteet | 802E |
| Chonthichar Phongthipsukon | 802G |
| Don Poteet | 804B |

| | |
|-----------------------------|------|
| Louis Hickman | 806A |
| Bevin and Luke Helm | 806C |
| Eugene and Pattie Rybak | 806D |
| Alyssa Watkins | 808A |
| Thomas Mikkelsen | 810A |
| Robert Guardado | 810B |
| Lyle Martin | 812D |
| Don & Anna Mansfield | 812E |
| Josh Wagner | 812F |
| Stan Wackerli | 814F |
| James de Carion | 818A |
| Orlynn Halladay | 818C |
| Timothy Halladay | 818D |
| William and Patricia Bryant | 818F |
| Jeffrey Johnson | 822A |
| Charles Atwater | 822B |
| Susan & Marshall Potterton | 822C |
| Don & Anna Mansfield | 826B |
| Sean Shockley | 826D |
| Frank Karli | 826E |
| W. Britt Smith | 828C |
| Thomas Mikkelsen | 828D |
| David Decker | 830A |
| Phil Kerr | 830D |

Others Present:

| | |
|--------------|---------------------------------|
| Tina Korpi | Grand Teton Property Management |
| Rachel Block | Grand Teton Property Management |
| Robbi McCain | Grand Teton Property Management |

2. Determination of Quorum

With 47 units represented either in person or by proxy, it was determined there was a quorum.

3. Reading and Approval of the 2007 Annual Members Meeting Minutes

A motion was made by Nick Michael and seconded by Derek Beardsley to approve the 2007 Annual Meeting Minutes as written. Vote all in favor.

Financials

Robbi McCain from Grand Teton Property Management reviewed the financials with all present.

1. Review of the 2007 Year end financials vs. 2007 Adopted Budget

Upon reviewing the 2007 actuals, Robbie stated that the total income was \$198,463.99 and total expenses were \$95,601.77, resulting in a net income of \$72,562.22. However,

after Robbie reviewed the staining and engineer consulting expenses, the actual net income was \$19,503.64.

2. Review of the 2007 Maintenance Reserve account

Robbie reviewed that the maintenance reserve balance was \$172,349.15 and the checking account balance was \$41,077.93 as of 12/31/07.

3. Review of the 2008 Proposed Budget

Upon reviewing the 2008 Proposed Budget, Tina stated that there are few changes but that the dues would not increase. She stated that it has been budgeted to stripe the parking lots. After going through each line item, Tina confirmed that there would be \$30,300 left in maintenance reserve. A motion was made by Shepard Humphrey to approve the 2008 proposed budget. This was seconded by Connie Dejong. Vote all in favor.

Old Business

1. Proposed Roof Replacement Project

Brandon Harrison explained to the association what the bid entails, stating that the roof sheeting systems are inadequate to handle the heavy snow loads which are in turn causing the dips in the roofs (trusses are 24" on center). The engineers report recommends removing the shingles and sheeting and replacing with thicker sheeting and shingles. Kurt Gries explained that the association has received three bids (one local & 2 out-of-state). He suggested that going with the local bid could be more beneficial to the association because the company would be more readily able to fix any problems that may arise in the future. Tina explained to the association that in the case of a delinquent homeowner not paying the \$7,500 in full by May 15th, 2008 a lien will be filed against the unit. Kurt explained that if the replacement amount exceeds the \$7,500 per unit, the association can take money out of the maintenance reserve account to cover any extra costs.

2. Vote on Proposed Special Assessment for Roof Replacement

Derek Beardsley made a motion to approve the special assessment for roof replacement. This was seconded by Shepard. Laura then motioned to approve the \$7,500 and let the board choose upon the proposed bids. In addition, the approval shall read as the ballot reads ***"I am in favor of the proposed special assessment to replace the roof on all buildings at Creekside Village in the fall of 2008, not to exceed \$7,500. I understand that the special assessment is due in full by May, 15th, 2008."*** This was seconded by Shepard. Vote all in favor but four. Motion passes.

3. 2007 Completed Maintenance Projects

Tina reviewed the list of maintenance projects which were completed in 2006. These included the following:

- Staining and board replacement of remaining 5 buildings
- Deck repairs

New Business

1. 2008 Maintenance Projects

a. Exterior Staining

Tina stated up to five buildings, as well as the trash areas will be stained and have spot siding replaced as needed. Units will be notified of the schedule.

b. Fences

Tina stated that some of fences, including the recreational storage fence will need to be repaired/replaced in the Spring/Summer 2008. She also explained that some of the fences that were put up by previous owners are not the HOA's responsibility to maintain. Therefore, letters will be sent out to the homeowners stating that they will either have to take down the fence or maintain. Tina also explained that those fences are located on common area and the gates can be used by all other homeowners.

c. Asphalt repair

2. Parking

Tina explained to the association that it becomes very difficult to enforce the laws of parking according to the current rules and regulations. Connie motioned to have the Board review the rules & regulations and amend them to what is best for the association so that Grand Teton Property Management can enforce them in a more controllable manner. This was seconded by Mike. Vote all in favor.

3. By-law Amendment

Tina explained that the by-laws are currently at a 7-member Board. Tina shared that it might be a good idea to amend the by-laws to a 5-member board (3-year quorum) with a 1-year term instead of a 3-year term. Amy McCarthy motioned to move to a 5-member board (3 member quorum) with a 1-year term. This was seconded by Mike Kraft. Vote all in favor.

4. Election of Officers

Brandon Harrison made a motion to resign the current board according to new amendment. This was seconded by Kurt Gries. Vote all in favor.

Judy nominated Brandon Harrison to again serve on the board. Mike nominated Kurt Gries. Derek nominated Abigail Moore. Abigail nominated Derek Beardsley. Mike Kraft nominated himself. Amy McCarthy motioned to elect slate. This was seconded by Sherry Stewart. Vote all in favor.

5. Other

a. Animals-

Tina discussed that feces pickup is becoming such an issue that the landscaping company is threatening to not keep business agreement with Creekside. Tina urged homeowners to clean up after their pets. It was then suggested that the HOA get in contact with Mitt-Mutts to help control the clean-up of animals.

Adjournment

A motion was made by Kurt Gries to adjourn. This was seconded by Mike Kraft. Vote all in favor.

Respectfully submitted,

Rachel Block

Grand Teton Property Management