

**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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**2010 Annual Meeting Minutes  
June 22, 2010  
5:30 PM  
The Offices of Grand Teton Property Management  
610 W. Broadway, Suite 203**

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**1. Attendance**

**Sarah Christel & Jeff Scully  
Vic Sarkissian  
Jim Opperman**

**By Proxy:  
David Toran  
Holly Newman  
Jeffrey Moll**

**Others Present:  
Rachel Block                      Grand Teton Property Management**

**2. Determination of Quorum**

**With 6 members present either in person or by proxy, it was determined there was a quorum.**

**3. Reading and Approval of the 2009 Annual Meeting Minutes**

**The members reviewed the 2009 Annual meeting minutes. Jim moved to approve the minutes as written. The motion was seconded by Sarah. Vote: All in favor.**

## **Financials**

### **1. Review of the 2009 Actual Income and Expenses**

**Rachel reviewed the 2009 actuals with the members present. The total operating revenue was \$18,690, the total operating expenses were \$12,496; amounting to a net income of \$6,194. The operating account balance was \$25,925.67 as of 6/21/10.**

### **2. Review of the 2010 Proposed Budget**

**The members reviewed the 2010 proposed budget. They discussed the major projects that need to be completed at the property such as the roof replacement, siding staining and fence repairs/replacements and the need to raise dues to be able to fund a maintenance reserve account. Jim moved to raise the dues 15% as of October 1, 2010 and to open a money market account (maintenance reserve) and place that 15% into the account to help fund future projects. The motion was seconded by Sarah. Vote: All in favor.**

## **Old Business**

### **1. Fence**

**The members decided that this project was low on the priority list and to table it until the next annual meeting.**

### **2. Roof**

**The members requested that Rachel have Intermountain Roofing re-bid the roofing project. Once Rachel has received the bid she will then send a ballot to all the owners requesting their vote to either move forward with the project or not. If the roof is not completed the Association will be spending more in the long run due to interior damage that the roof may cause. The members present expressed that this needs to be done as soon as possible.**

### **3. Staining**

**The staining of the buildings was tabled until the next meeting.**

## **New Business**

**1. Election of Officers**

**Sarah moved to elect Jim Opperman, Diana Brown and Vic Sarkissian. The motion was seconded by Jim. Vote: All in favor.**

**2. Other**

**~ The sealing of the parking lot needs to be completed in the summer of 2011.**

**~ The members stated that there are a couple of units that are not following the parking rules of the Association. Please see the attached rules and regulations. Also, campers and boats are not allowed within the parking area.**

**Adjournment**

**With no further discussion, the meeting was adjourned.**

**Respectfully submitted,  
Rachel Block  
Grand Teton Property Management**