

Hidden Ranch Homeowner's Association  
 Annual Meeting – Virginian Lodge Convention Center  
 Tuesday, December 4<sup>th</sup>, 2012, 6:00 pm  
**Meeting Minutes**

1. Attendance

<u>Present</u>	<u>Lot #</u>	<u>Present by Proxy</u>	<u>Lot #</u>
Breton & Keeley Bommer	23	Judith Brown & Leslie Collins	32
John Buhler	46	Andy Burns, Glen & Marlene Woods	6
Dan Butcher	52	Ed & Shirley Cheramy	17,47
Amy and Herb Brooks	55	Marjorie Connors	54
Heather Carleton	51	Robert & Jaquelin Coston	7
Curt Clauson	42	Eric & Anne Delahaye	48
Kathleen & Randolph Doffermyre	21	Steve & Elba Dryer	36
Shad Free	37	Don & Mary Evenson	34
Margaret and Lou Hochheiser	3	Ari Goldstein & Jennifer Sparks	5
Bill and Robin MacLeod	16	Gregory O'Gwin	2
Rick Meier	44	Christopher & Carmel Tice	1
Bruce Morley & Martha Binkett	40	Wayne & Cindy Williams	41
Jill Pampe	35	Brad & Jennifer Wolf	8
Amy Rojo	38	William Wotkyns & Sara Flinter	19
Anne Schuler	20		
Tricia Scoggins	56		
Fred and Linda Walker	30,31		

2. Welcome and Introductions – Anne Schuler, President

3. Determination of Quorum & Call to Order

Tina Korpi called the meeting to order. With 33 out of 56 represented in person or by Proxy it was determined there was a quorum.

3. Adoption of Agenda

No changes or additions were made. Dan Butcher moved to approve, seconded by Lou Hochheiser, all present voted in favor.

4. Review of 2011 Minutes

The minutes from the 2011 Annual HOA meeting were reviewed. Herb Brooks motioned to approve, seconded by Amy Rojo, all present voted in favor.

## 5. Presentation of Financial Reports and 2013 Budget

Tina Korpi with Grand Teton Property Management gave an overview of the 2012 financials as well as presenting the 2013 proposed budget. As of 11/26/2012 the operating account balance is \$3,892 and the maintenance reserve account balance is \$25,690. The HOA dues remain at \$125/yr per lot. Anne Schuler motioned to approve the 2012 financials and the 2013 budget. Brett Bommer seconded the motion and all present voted in favor.

## 6. Old Business

Public access to bike path:

-The owner of the vacant lot on the south end of the subdivision knows people use property to access the bike path. The owner requests that people respect her, as well as her tenants and not be disrespectful about the access.

-Also concern regarding the bike path access with the Whole Grocer and its future new location across from Hidden Ranch. Not sure if the HOA can do anything as it is a public access/easement. Brett Bommer suggested HOA talk with WYDOT Engineer as well as Town of Jackson Building & Planning Department regarding possible stop lights or speed reduction. Flooding on the creek:

-Anne Schuler updated HOA that a project to improve ice issues on creek has been placed on hold recently. This hold is due to a hold by FEMA as the plans could not show that the project of placing new boulders in the creek would improve the issue but would make it worse. The Board will request a meeting with Sean O'Malley to get an update on winter plan.

-Shad Free brought up the issue of commercial properties pushing snow and gravel into the creek.

## 7. New Business

Roof Ballot-

-Anne Schuler stated that a ballot had been mailed to all Homeowner's regarding an amendment to the CC&R's on the type of roofing material allowed on homes in Hidden Ranch. Homeowner's discussed pro's and con's of proposed amendment.

-Bruce Morley brought up some concerns regarding the roof ballot, can metal roof be considered?

-Lou Hochheiser motioned to come up with a recommendation for CC&R amendment regarding the safety of roofing materials allowed in the HOA. The motion was later withdrawn by Lou Hochheiser. Tina Korpi suggested a committee to further explore options. All agreed and Dan Butcher stated he will leave samples of proposed materials at GTPM for owners to look at.

8. Election of Directors

Proposed Slate:

Dan Butcher

Margaret Hochheiser

Rick Meier

Bruce Morley

Anne Schuler

Fred Walker

Kathleen Doffermyre motions to elect the proposed slate of six directors to serve on the Board. The motion was seconded by Lou Hochheiser and all present voted in favor.

9. Other

-High School track team or some type of sports teams access across vacant lot. Anne Schuler also mentioned that Josie access also goes across vacant lot.

-GTPM will send out updated list of homeowners

10. Adjournment