

WEST HANSEN HOMEOWNER'S ASSOCIATION
Grand Teton Property Management
PO Box 2282, Jackson, WY 83001
(307) 733-0205 Fax (307) 733-9033

2014 Annual Meeting Minutes
November 6, 2014 at 4:00pm
The office of Grand Teton Property Management
610 W. Broadway, Suite 203

Attendance:

Present (4): Danny Beasse; Diana Brown; Karyn Humphreys; Jeff & Sarah Scully

Present by Proxy (2):

Proxy to Diana Brown: Vic & Ruben Sarkissian

Proxy to Danny Beasse: James Opperman

Quorum present (60%)? Yes, 60% of homeowners were present either in person or by proxy.

Others Present:

Energy Conservation Works: Phil Cameron

Grand Teton Property Management (GTPM): Tina Korpi, Brealyn Landis

1. Presentation by Energy Conservation Works – Phil Cameron

Brealyn Landis called the meeting to order at 4:05pm and introduced Phil Cameron from Energy Conservation Works. Energy Conservation Works offers homeowners and homeowners associations in the Lower Valley Energy service area loans for energy savings projects, as well as rebates. If homeowners are interested in learning more, they can contact Tony Allen at Energy Conservation works.

2. Reading and Approval of the 2013 Annual Meeting Minutes

Diana Brown made a motion to approve the 2013 annual meeting minutes, Karyn Humphreys seconded, and there was no objection. *The 2013 annual meeting minutes were approved.*

3. Reading and Approval of the September 4, 2014 Special Meeting Minutes

Danny Beasse made a motion to approve the September 4, 2014 special meeting minutes, Diana Brown seconded, and there was no objection. *The September 4, 2014 special meeting minutes were approved.*

4. Financials

• **Review of the 2013/2014 Actuals**

Brealyn Landis reviewed the 2013/2014 income versus expenses. The total operating revenue was \$25,703, the total operating expenses were \$17,109, resulting in a net income of \$8,594. The operating account balance was \$32,133 and the maintenance reserve account balance was \$32,599.

- ***Review of the 2014/2015 Proposed Budget***

Brealyn Landis reviewed the 2014/2015 proposed budget. Diana Brown made a motion to approve the 2014/2015 proposed budget and to keep the dues the same, Karyn Humphreys seconded, and there was no objection. *The 2014/2015 budget was approved as presented.*

5. Old Business

- ***Siding replacement***

Brealyn Landis presented the two bids received from JH Builders and JD Construction. The members asked GTPM to get other bids.

6. New Business

- ***Nomination and Election of Directors***

Diana Brown made a motion to elect Danny Beasse, Jeff Scully, and Karyn Humphreys to the Board for 1 year terms, Danny Beasse seconded, and there was no objection.

The following members were nominated and approved to serve on the Board for 1 year terms:

Danny Beasse

Karyn Humphreys

Jeff Scully

- ***Other***

The members asked to include the replacing of common decks in the scope of work for the siding project.

The fences around units need to be replaced or stained soon. This will be discussed at the next Board meeting.

7. Adjournment

With no further discussion the meeting was adjourned at 5:25pm.

Respectfully submitted,

Brealyn Landis, Homeowner Association Manager
Grand Teton Property Management