

PONDEROSA VILLAGE HOMEOWNER'S ASSOCIATION

Grand Teton Property Management
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2016 Annual Meeting Minutes
November 11, 2015 at 5:30 p.m.
The Cottonwood Park Community Center

Attendance:

Present (9): Jim Clouse, Phil Cameron, Chris Daly, Hannah Hardaway, Carolyn Burke, Mary Lorraine Dixson, William Farrow, Trevor Robinson, Lawrence & Meggan Stordahl

Present by Proxy (6):

Proxy to Phil Cameron: Wendy Christ, Janelle Eng, Kelli Fennessey, Glenda Harmon, David & Jenny Jensvold, Rathna Raju

Quorum present (10%)? Yes, 23.4% of homeowners were present either in person or by proxy.

Others Present:

Grand Teton Property Management (GTPM): Tina Korpi, Tricia Freeman

1. Call to Order & Introductions

Phil Cameron called the meeting to order at 5:35pm. Introductions were made around the room by everyone in attendance.

2. Phil Cameron – Energy Conservation

Phil Cameron spoke about Energy Conservation Works and the different programs they offer that allow homeowners to have more sustainable and efficient energy usage in their homes. He offered information to any homeowners that were interested.

3. Reading and Approval of the 2015 Annual Meeting Minutes

Chris Daly made a motion to approve the 2015 annual meeting minutes, Trevor Robinson seconded, and there was no objection. *The 2015 annual meeting minutes were approved.*

4. Financials

a. Review of Year-to-Date

Phil Cameron reviewed the 2015 income versus expenses through November 4, 2015. The operating revenue was \$122,207, and the operating expenses were \$105,290, resulting in a net income of \$27,317. The operating account balance was \$25,004, the maintenance reserve account balance was \$86,833, and the capital project account balance was \$57,550.

b. Review of 2016 Proposed Budget

Phil Cameron reviewed the 2016 proposed budget. Will Farrow made a motion to approve the 2016 proposed budget, Chris Daly seconded, and there was no objection. *The 2016 proposed budget was approved.*

c. *Homeowners Dues*

There will be no increase in dues for 2016. The dues will remain the same as they were in 2015, at \$175 per month, with the additional special assessment of \$250 per month.

d. *Special Assessment Payment Options*

Phil Cameron reminded the members that they have the option to pay off their portion of the loan in full once a year in July, every year for the entirety of the loan. They may also pay it off through the monthly assessment.

5. Capital Project Update

Phil Cameron reviewed all of the improvements made during the Capital Project. These include new siding, new entryway doors, new lights, new decks on the upstairs units and re-poured patios on the lower levels, new roof drip lines and washed rock to improve drainage, new landscaping with irrigation, and the purging and consolidation of satellite dishes.

6. On-going Business

a. *Ventilation*

Phil stated that the board is working with the HOA attorney to create a resolution that will require all units to show proof that their units have vents. GTPM will work on inventorying which units do have vents, which units do not, and which units do not, but are capable of having them installed. GTPM will also get quotes on a pricing package to offer homeowners to have vents installed. The HOA will eventually assess monthly fines to homeowners that do not have the required vents installed.

b. *Parking*

The members and board discussed the best solution to deal with illegally parked vehicles on the property. This issue is something that the board and GTPM are working on to resolve.

c. *Clean Up of Property*

The board is going to create a fine schedule to enforce property cleanup more efficiently.

d. *Landscaping*

Phil Cameron discussed future landscaping projects, including the completion of the sodding, the addition of privacy shrubs along street side of the property, the addition of more shrubs throughout the property, and ongoing annual tree care.

7. New Business

The members asked that the board look into the following issues:

- Allowing more than one pet in a unit
- Allowing hardwood floors to be installed
- Allowing washer and dryers in individual units
- Installing lights in the parking areas

8. Election of Directors

Jim Clouse resigned his position as director and Phil Cameron thanked him for his years of service. Phil Cameron nominated Will Farrow to fill the empty seat. Carolyn Burke made a motion to keep the two remaining board members, Phil Cameron and Chris Daly and elect new board member, Will Farrow for one (1) term. Trevor Robinson seconded, and there was no objection.

The Board consists of the following:

Phil Cameron - President

Chris Daly – Director

Will Farrow – Director

9. Adjournment

With no further discussion, the meeting was adjourned at 7:15pm.

Respectfully submitted,

Tricia Freeman, Homeowner Association Manager
Grand Teton Property Management