

**River Hollow Homeowner Association
Grand Teton Property Management
P.O. Box 2282
Jackson, WY 83001
307-733-0205 Fax 307-733-9033**

**2016 Annual Meeting Minutes
July 18, 2016
1:00 PM
Home of Cap Haney
4675 River Hollow Drive**

1. Attendance

Lot 1 Sanders- present	Lot 7 Manion- proxy (to David Hardie)
Lot 2 Hardie- present	Lot 8 Sieradski- proxy (to David Hardie)
Lot 3 Sheue- proxy (to Scott Shepherd)	Lot 9 Koegler- present
Lot 4 Ferazzi/ Hammett- present	Lot 10 Bent- proxy (to David Hardie)
Lot 5 Cagann/MacIntyre- present	Lot 11 Shepherd- present, BY PHONE
Lot 6 Haney- present	Lot 12 Peters- proxy (to Scott Shepherd)
 Demerie Northrop – GTPM	 Tina Korpi - GTPM

2. Call to Order 1:08

3. Determination of Quorum
With all 12 lots represented in person or by proxy, a quorum was met.

4. Approval of the 2015 Annual Meeting Minutes
Anne moved to approve last year's meeting minutes. Gary seconded the motion. All voted in favor.

5. Old Business
 - a) Road Maintenance
There is no doubt that the road needs to be maintained. The weeds need to be killed on the edge of the road as well as the ones popping up through the road itself. Cap Haney recently went around with Round Up and sprayed it in the cracks and on the weeds coming up through the bridges. The best plan is to have the cracks sealed to keep moisture from getting under the road surface. David Hardie and Anne Ferazzi categorically oppose indiscriminate spraying of the weeds as the spray is too toxic. That said, GTPM will look to find a more environmentally friendly chemical spray to spot treat noxious weeds next year. In the meantime, the owners have authorized GTPM to cut 1 foot along the edge of the roadway on both sides (as and when needed) to control the weeds and to crack seal the road before autumn.

The road should be sealed every 3-5 years. The board will decide over winter what to do with regard to sealing the road in the spring (chip seal vs. seal)

b) Short Term Rental Discussion

Cap Haney explained that the intent of the proposed CC&R amendment that was circulated prior to the meeting is to protect the privacy of the owners living in River Hollow and to limit the commercial aspect presented by multiple / frequent short term rentals, particularly of guest houses / ARU's. Many owners weighed in stating that they were in agreement with not allowing the "commercialization" of the neighborhood and preserving the quiet enjoyment of River Hollow. Ross MacIntyre supported the proposed amendment generally but opposed the provision allowing future changes to the policy to be made by unanimous vote of the board rather than a super majority (75%) vote of the lot owners, as is currently the case. Scott Shepherd, speaking for himself and on behalf of several other lot owners, expressed his concerns about the infringement of property rights by limiting rentals (more strictly than current Teton County rules) and also felt there was no need to amend the CC&Rs to embed these rules. He did, however, support a minimum one-year rental requirement. Scott also expressed concern about the "unanimous board vote" provision. The board and the majority of lot owners decided to proceed with a formal vote by the lot owners on the board's proposed CC&R amendment (as revised to eliminate the "unanimous board vote" provision noted above); a revised draft of the amendment and ballot will be circulated promptly.

c) Rendezvous River Park Water Update

As of June, the head gates were still closed as the ground water was high enough to sustain the water levels. As this dies down the head gates will be opened such that there will not be a noticeable change in water levels.

6. New Business

a) Proposed CC&R Amendment to Rental Policy

See above section 5b for detail. The board will present language for an amendment to the rental section of the CC&R's and circulate it for a vote to all the owners.

b) Renter Registration

The intent of this form is to know who is living in River Hollow and be able to contact them in the event of an emergency. This is information that will be kept by GTPM with the understanding that this will not be policed or monitored by the property managers, simply collected and stored. The board will propose this document be attached as an attachment to the CC&R's.

c) Stilson Lot Playing Field Improvements

There is a proposal to develop the Stilson lot to include playing fields, expand the parking lot or maybe build affordable housing. Nothing has been decided at this point but there are discussions about something being done with that space.

d) Reminder of River Hollow Rules (e.g. Exterior Lighting, Number of Pets, etc...)

The board wanted to remind owners about the rules of the HOA. This includes that the number of pets permitted on a lot is 2. The board also wants people to be aware that the County is creating more restrictive exterior lighting requirements and to be aware of those changes. At this point the requirement is to have frosted bulbs / glass but the preference is to have the light source shielded so that it doesn't project horizontally.

7. Other Business

~Donna Shepherd would like board minutes to be made available to all RH owners and the posting of all board meeting and annual meeting minutes (and other HOA documents) on the GTPM website was discussed

~Ross MacIntyre would like to explore the possibility of planting a screen of bushes or trees along the roadway to prevent moose jams and trespassing.

8. Financials

- a) Review of the 2016 Year-to-Date Income and Expenses.
Reviewed the financial statement. There were no major issues to discuss. The owners would like to have their annual dues due February 1st rather than January 1st to try and keep all the income in the correct year.
- b) 2017 Proposed Budget Review
Cap Haney moved to approve the 2017 budget. David Hardie seconded the motion. All voted in favor.

9. Election of Officers

Scott Shepherd, Ross McIntyre and Cap Haney were all nominated for the expiring positions of Cap and Eddie (which is being filled by Louise in the interim). Cap and Ross were elected to three year terms. They will join the board which already consists of David Hardie, Anne Ferrazi and Gary Sanders.

10. Adjournment 3:05