

**SNO KING VILLAGE HOMEOWNER ASSOCIATION**  
**GRAND TETON PROPERTY MANAGEMENT**  
P.O. BOX 2282  
JACKSON, WY 83001  
307-733-0205 FAX 307-733-9033

---

2017 Annual Homeowners Meeting Minutes  
May 9, 2017 at 2:00 PM  
The Offices of Grand Teton Property Management

---

**Attendance**

***Present (11):***

Sheri Bickner	43
Bob & Suzy Lynch	44
Mike Donovan	85, 86
Mary Widener	84
Ila Rogers	45, 62
Jeff Lawrence	82
Teri Noelle Davis	83
Kevin & Suzanne Cochary	63
Greg Von Doerstern	46

***By proxy (2):***

Scott Livingston	61
George Sterchi	41

***By proxy: Chris Moran (1):***

David Moll	64
------------	----

***Owners not represented (3):***

Peter Schaefer	66
Mark & Gillian Heller	81
Gayle Roosevelt	65

***Quorum present?*** Yes, 14 of homeowners were present either in person or by proxy.

***Others present:***

Grand Teton Property Management (GTPM): Tina Korpi, Rob Bacani, Nina Ruberti

**1. Reading and Approval of the 2016 Annual Meeting Minutes**

The members reviewed the 2016 annual meeting minutes. Mike Donovan motioned to approve the minutes, Bob Lynch seconded, and there was no objection. *The 2016 annual meeting minutes were approved.*

**2. Financials**

• ***Review of the 2016 Income vs. Expenses***

Rob Bacani reviewed the 2016 actuals. The total operating revenue was \$72,249, the total operating expenses were \$69,942, resulting in a net surplus

of \$2,307. The operating account balance was \$96,054.81 and the maintenance reserve account balance was \$32,149.85.

- ***Review of the 2017 Proposed Budget***

Rob Bacani reviewed the 2017 Proposed Budget. Sheri Bickner moved to approve the 2016 proposed budget with the maintenance reserve increase to \$6,000, Teri Davis seconded, and all were in favor. *The 2016 budget was approved.*

### **3. Old Business**

- ***Completed Maintenance Projects***

In 2016, Roof Repaired between units #63 & #64.

### **4. New Business**

- ***Landscaping***

The landscaping is almost complete. Between the 60 & 80's building a temporary watering system has been installed, 6 Aspen trees planted with mulch, wood fence screens and a bike rack will be added. The board will address diverting the water drainage from the hill with the landscaper.

- ***Retaining Wall Status***

Nina Ruberti reported that Nelson Engineering had surveyed the retaining wall in April 2017. The analysis of their data showed that the bulk of the wall did not move in the period since October 2016, and they had therefore determined that the wall was no longer displacing.

Greg Von Doerstern expressed concern with the retaining walls shifting on Pine and between the 60's & 80's units. After much discussion, Ila Rogers motioned to include all property retaining walls be surveyed by Nelson Engineer in the annual evaluation, Greg Von Doerstern seconded, and all were in favor.

Nelson Engineering surveyed the lower two walls and recommended to remove or replace the walls spring of 2018 or 2019. The walls are "creeping" downslope due to lack of drainage or under designed.

- ***Ongoing Property Cleanup*** – The group discussed the issue of people, specifically tenants and other neighbors, dumping their trash and unwanted furniture in the property's dumpster. It was decided that the homeowners would keep an eye on this, take a picture of the license plate, and report anyone doing this to GTPM or call the police.

- ***Formation of the CC&R's update***

The board has discussed updating the CC&R's to better reflect the current status of Sno-King and to give more clarification of homeowner and HOA responsibilities. The board recommended Kevin Cochary to take the lead of reviewing and organizing the information to transfer to Frank Hess, the HOA attorney who will draft the amendments to the CC&R's. The homeowners will then need 90% approval vote of yes to pass.

- ***Election of Directors***

All board members serve a one year term, and therefore are all up for re-election. Ila Rogers motioned to re-elect all three current board members to serve another year, Bob Lynch seconded, and all were in favor. The 2017 Board of Directors will consist of Sheri Bickner, Mike Donovan, and Jeff Lawrence.

**5. Other Business**

- Mike Donovan has contacted an electrician to look at the sidewalk lights near the 60 & 80 buildings. He is looking for similar lighting to run under the railings to remove the exposed wiring.
- Mary Widener recommended charging tenants an additional trash removal fee and contact GTPM if an extra trash pickup is needed.
- Parking – Allowances have been made by the board to park boats and RVs. The parking spaces are designated single vehicle spaces and only a boat or vehicle is allowed to park in a space. The homeowners have an option to tow the vehicle. The town parking garage is another option.

**6. Adjournment**

With no further discussion the meeting was adjourned.

Respectfully submitted,

Nina Ruberti, Homeowner Association Manager  
Grand Teton Property Management