

**EAGLES REST HOMEOWNER'S ASSOCIATION**  
GRAND TETON PROPERTY MANAGEMENT  
PO Box 2282, Jackson, WY 83001  
(307) 733-0205 Fax: (307) 733-9033

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2018 Annual Meeting Minutes  
January 9, 2018 at 3pm  
Rendezvous Room, Snake River Lodge & Spa

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**Attendance:**

**Present (5):** John Corboy, Moe & Irene Mellion (2), Devra Lee Davis & Richard Morgenstern, Tom Rau,

**Present by proxy (6):**

**Proxy to Moe Mellion:** Susan Barr, Ted Weissman

**Proxy to Devra Davis:** Barbara Fitzgerald

**Proxy to Tom Rau:** Fred Harness, Matthew Swanson

**Proxy Withheld from Everyone:** Gary Weissman

**No Proxy nor attending (5):** James & Lisa Fouras, Bob & Darla McDermott, Andrew Lindberg, Hannah Swett, John Makens

**Quorum present?** Yes. 67.57% of homeowners were present in person or by proxy.

**Others present:**

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

**1. Call to Order**

Moe Mellion called the meeting to order at 3:07pm.

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

*Moe Mellion moved to approve the 2017 Annual Meeting Minutes with no revisions, Tom Rau seconded, no objections. The minutes were accepted.*

**3. Financials**

• **Review of 2017 Income vs. Expenses and the Maintenance Reserve Account**

Rob Bacani reviewed the 2017 income vs. expenses. Due to cash accounting, 98% HOA dues collected. The total operating revenue was \$131,060 and the total operating expenses were \$131,622, resulting in a net income of \$438. The operating account balance was \$3,700.60, and the maintenance reserve account balance was \$61,320.05.

• **Review of the 2017 Proposed Budget**

Rob Bacani reviewed the 2018 Proposed Budget with a breakdown of the Maintenance Reserve. *Tom Rau motioned to approved 2018 proposed budget, Devra Davis seconded, and the motion was accepted without objection.*

#### 4. Old Business

- ***Aspen Tree Removed***

The Aspen tree was removed from behind the window of Unit #7.

- ***Backflow Valves***

Charlie's Plumbing installed backflow valves on all units.

- ***Roof Review/Jorgensen's Associate***

Jorgensen's Associates reviewed the condition of the roofs of the 16 units. Eagles Rest requested a determination of either adding a cold roof system over the existing roof structure or re-roofing the units to prevent future roof leaks into the units. During the site visit, Jorgensen's Associates observed the majority of roof structures appear to be in good condition and performing as designed. There are a few areas with minor roof sagging which is limited to the garage areas. There was much discussion of addressing Phase 1 of the report. Since the HOA has worked very successful with Smith's Roofing, GTPM will contact to get estimates for repairs/replacement for short and long term. Since a large cost of the maintenance repairs were for roof repairs, *Moe Mellion motioned to recommend the \$40,000 budgeted for the Maintenance Reserve Deposit go toward repairing the roof, John Corboy seconded the motion, and all were in favor without objection.*

#### 5. New Business

- ***Discussion of Dogs***

GTPM will send out notices to all homeowners regarding the leash law and that Animal Control will be contacted if dogs continue to be aggressive.

- ***Radon Results from Crawl Spaces***

The EPA action level for indoor radon is 4.0 pCi/L. The average radon results for the pods of Units 6-16 is 2.8 pCi/L. The pod for Units 1-5 is a little high with an average of 9.0 pCi/L. GTPM will get estimates for remediation. The results are very similar to the tests completed in 2011.

- ***ServPro – Visual Inspection of Crawl Space***

ServPro did a visual inspection of all crawl spaces. The report overall was very inconclusive and GTPM is requesting more detail. Two slow leaks were found which Charlie's Plumbing is repairing.

- ***Fence along the property line***

The fence that runs along the property line of Eagles Rest is owned by Snake River Ranch. It is their responsibility to fix, repair, or replace the fence. GTPM got an estimate for repairs of the fence and Moe Mellion will contact John Resor at Snake

River Ranch to repair. It is aesthetically displeasing to the homeowners of Eagles Rest.

**6. Other Business**

- Moe Mellion announced that the Management Committee approved \$200 bonuses for Tina Korpi, Rob Bacani, and Nina Ruberti as a thank you for all of their hard work.
- Devra Davis thanked Moe Mellion for his continued hard work as board President.

**7. Election of Directors**

*a. Devra Davis term expiring*

*Moe Mellion moved to elect Devra Davis onto the Management Committee, Tom Rau seconded, and there was no objection. Devra Davis was elected by acclamation.*

The Management Committee consists of the following:

Tom Rau – term expiring in 2019

Devra Lee Davis – term expiring in 2020

Moe Mellion – term expiring in 2018

**8. Adjournment**

With no further business, the meeting was adjourned at 4:17pm.

Respectfully submitted,

Nina Ruberti, Homeowner Association Manager  
Grand Teton Property Management