

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

2019 Annual Meeting Minutes
January 19, 2019 at 3:00pm
Rendezvous Room, Snake River Lodge & Spa

Attendance:

Present (8): John Corboy, Moe & Irene Mellion (2), Devra Lee Davis, Lisa Fouras, Fred Harness, Matthew Swanson

Present via Conference Line: Christopher Peters

Present by proxy (4):

Proxy to Moe Mellion: Susan Barr, Bob & Darla McDermott, Sue B. Rau

Proxy to Devra Davis: Barbara Fitzgerald

Proxy Withheld from Everyone: Gary Weissman

No Proxy nor attending (3): Hannah Swett, John Makens, Ted Weissman

Quorum present? Yes, with more than 50% of homeowners present in person, by conference line or by proxy a quorum was determined.

Others present:

Grand Teton Property Management (GTPM): Tina Korpi, Nina Ruberti, Kelsey Bancroft, Robert Bacani (conference line)

1. Call to Order

Moe Mellion called the meeting to order at 3:00pm.

2. Reading and Approval of the 2018 Annual Meeting Minutes

Irene Mellion moved to approve the 2018 Annual Meeting Minutes with no revisions, John Corboy seconded, no objections. The minutes were accepted as presented.

3. Financials

• **Review of 2018 Income vs. Expenses and the Maintenance Reserve Account**

Rob Bacani reviewed the 2018 income vs. expenses. Almost 100% of Homeowners Dues have been collected. The total operating revenue was \$132,443 and the total operating expenses were \$130,842, resulting in a net income of \$1,601. The operating account balance was \$11,450.59, and the maintenance reserve account balance was \$80,042.00.

• **Review of the 2019 Proposed Budget**

Rob Bacani reviewed the 2019 Proposed Budget with a breakdown of the Maintenance Reserve. Devra Davis motioned to approved 2019 proposed budget, Matthew Swanson seconded, and the motion was accepted without objection.

4. Old Business

- ***Fence Repaired***

The fence was repaired this past summer. Fred Harness asked if the HOA had ever considered removing the fence to add more room out back in the yard. Devra and Irene had suggested that this could be considered but they would like to wait and see what the homes being built behind in Shooting Star will look like before opening that up more.

- ***Roof Replacement of Unit #15 & Other Roof Repairs***

Smith Roofing replaced the roof on unit #15 as it was in need of replacement. The remaining roofs were looked at and it was decided they could have some various repairs done to them. Moe stated that the roofs throughout Eagle's Rest are not all the same types of roofs, therefore their maintenance schedules don't always coincide with one another. Since the roofs have been repaired, there have been no noted issues with leaks as of now.

5. New Business

- ***Radon Mitigation – February 4-6***

Eagle's Rest HOA has hired Teton Radon Services LLC out of Idaho Falls to do the radon mitigation in the crawl spaces of Eagle's Rest. Moe and Devra wanted to thank Nina Ruberti for her hard work in reassuring the quality of Teton Radon Mitigation by asking for references and contacting all of them. The board wanted to verify with references as their bid was significantly less than the other bid GTPM received for the radon mitigation. With all the references coming back with amazing reviews, the board decided to get it scheduled. This work will happen February 4-6 of this year.

- ***Sidewalk Repairs per Insurance Company***

Nina Ruberti explained that there are areas on the sidewalk that need to be replaced that is being required by the insurance company for liability insurance. The board has hired Hardwork LLC to complete this work this upcoming spring. Hardwork LLC did for Eagles' Rest and some work for Devra in the past and they have been very impressed by the quality of their work.

- ***Painting – JT Schoonover***

GTPM received a quote for painting this upcoming spring or fall from Schoonover Painting Co. They have painted Eagle's Rest in the past and did a really great job. Moe stated that JT Schoonover is very meticulous with his work, which made for a job really well done. Devra asked GTPM their views on painters in the valley. Tina Korpi stated that she could give some more names, however, they may not like that contractor as much as another might. Painters can be very subjective. Tina suggested to move forward with Schoonover, as he is familiar with the buildings and has done a great job in the past. Moe asked if GTPM would make sure that the painting took place during or before the first half of June or during or after the second half of

September as many people are around in the summer. Devra made a motion to hire Schoonover Painting Co. to paint Eagle's Rest in the first half of June or the second half of September. John Corboy seconded the motion. The motion was accepted without objection.

GTPM will contact JT Schoonover to get the painting scheduled. Devra also requested to have a gallon of paint left with her to do some touch up in the future when needed.

6. Other Business

- ***Management Committee Guidelines to Approve Construction***

Nina wanted to remind homeowners that if they are making any changes to the exterior of their unit they need to submit those changes to the Management Committee, which is the Board of Directors. Moe then stated that they must also submit any exterior changes to the Teton Village Architecture Committee and then the Teton County Building & Planning Committee, if necessary. If a homeowner makes exterior changes, the homeowner is then responsible for all maintenance, leaks, and repairs.

- ***Dogs***

Devra Davis wanted to mention the issue of dogs off leash and roaming around Eagle's Rest. She would like for the HOA to work on addressing this issue moving forward.

7. Election of Directors

- a. Moe Mellion term expiring***

Fred Harness nominated Moe for re-election to the board of directors. It was a unanimous vote. Moe Mellion was re-elected to the Board of Directors for Eagles Rest HOA.

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 2021

8. Adjournment

With no further business, Moe moved to adjourn, Fred seconded the motion and all were in favor. The meeting was adjourned at 4:17pm

Respectfully submitted,

Kelsey Bancroft
Grand Teton Property Management