

EAGLE VILLAGE HOMEOWNER ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
PO Box 2282 Jackson, WY 83001
307-733-0205 Fax 307-733-9033

Homeowners Annual Meeting Minutes
Monday, October 7, 2019
12 Noon MDT
The Community Room at The Jackson Whole Grocer

1. Call To Order

The meeting was called to order at 12:02PM

2. Attendance

In Person: Jeanie and Fred Staehr, Dan Marino (2), Kirsten Klein, Kathleen Falconer Finnegan (2), Kelsey Zelazoski (representing Jason Jarvis), Sarah Hershey, Jane Curtis (2), Scot Mattheis, Pam Johnson, Alex Klein, Janet Jones, Frances Van Houten, Louis Wang, David Carpenter, Gwynn Gilday, Doris Bystrom, Robyne Befeld

By Proxy: LDO Enterprises, Mary Erbe, Greg Prugh, Steve Robinson, Jason Jarvis, Neil Loomis, Carol Robinson (2), Thomas McClung (2), Amy Fulwyler, Emily Ambler, Sarah Adams, Helmut Thalhammer, Kymberly Rupeiks, Carl King

GTPM: Tina Korpi, Amy Floyd, Edye Sauter, Kelsey Bancroft

3. Determination of Quorum

With 155 votes present in person or by proxy, it was determined there was a quorum.

4. Approval of 2018 minutes

The owners present reviewed the 2018 annual meeting minutes. Fran Van Houten made a motion to approve the minutes as written. Kirsten Klein seconded the motion. The vote was all in favor. Minutes approved as written.

5. Review of Financials and 2020 Budget including 10% dues increase

Kelsey reviewed the 2019 financials through 9.30.19. As of 9.30.19, the HOA had an income of \$184,923.75 and expenses of \$198,712.65 with a net loss of \$13, 788.90. Kelsey reported on the areas the association was over budget including maintenance and repairs, window cleaning, miscellaneous and snow removal. The HOA special assessed owners a total of \$29,725 for the overage of snow removal, the efforts of clearing the parking garage drains and repairs due to leaks. The 2019 maintenance reserve expenses were \$52,500 for staining the exterior of the building and \$4,100 for the engineering of ramps and drainage

issues. As of 10.4.19, the HOA had \$37,761.56 in the operating account, \$75,250.63 in the reserve account and \$1,079.71 in the gas account.

The 2020 budget was presented. The board has presented a 10% increase to the budget. Per the governing documents, the board has the authority to approve the budget without a vote of the homeowners. The 2020 budget with a 10% increase will go into effect as of January 1, 2020.

6. Old Business

a. Gas Metering Update

Tina explained that GTPM received a bid to replace the current metering system with a new system. This quote was about \$25,000. The board does not feel this is an effective use of funds as the equipment is essentially a newer version of what is already in place. This equipment could also fail in the future. The board is continuing to work on how to assess for gas usage.

b. Stained Buildings

The exterior of the building was stained this year.

7. New Business

a. Engineering for Ramps and Drainage

Tina Korpi spoke with regard to the various issues that the building is facing due to drainage and the ramps. The HOA has hired Y2 Consultants to do the engineering work. Tina explained that in order to get through the winter, the HOA will have some various work done to reduce the leaking into the garages and minimize freezing drainage pipes. There will be a larger scope of work that will be looked at for a long term fix. Tina cannot say what the cost of these items will be, however, it is likely there will be a special assessment.

b. Electrical panels to be inspected

Tina explained that the heat tape will be repaired and assessed before winter comes. The electrician will pull a permit with the town and have the panels inspected to verify all is to code.

8. Election of Board of Directors

2 positions up for election for 3 year term (1 Commercial, 1 Residential)

Jeanie Staehr's commercial director seat and Sarah Hershey's residential director seat are up for election for a 3 year term.

David nominated Sarah for the residential position. Scot nominated Jeanie for the commercial position. There were no other nominations.

Dan made a motion to elect both Sarah and Jeanie for the open seats on the board. Kirsten seconded the motion. The vote was all in favor.

The board is as follows:

Jeanie Staehr	term expires 2022
Sarah Hershey	term expires 2022
Todd Seeton	term expires 2020
Scot Mattheis	term expires 2020
Dan Marino	term expires 2021
David Carpenter	term expires 2021

9. Other items

- Louis questioned if anyone else in the building was experiencing high pressure. He wanted to know if the building had a pressure regulator. Louis had been told that in the south end of town the pressure was at 125psi. GTPM will look into this.
- Fran made a note that she would like for there to be more communication to homeowners when there are significant events that happen within the building such as a power outage. GTPM will be more communicative of these matters to the homeowners.
- There was discussion with regards to the cleaning of the parking garage. Tina noted that it is difficult to keep the garages clean as they are much like a wind tunnel. GTPM maintenance staff continues to keep them swept as best as possible. When the leaves are done falling, GTPM will do a deep sweep of the parking garage.
- Fran would like to work on behalf of the owners with fireplaces whose meters don't work to come up with a solution for a better way of assessing. GTPM can work with Fran to get that group arranged.

10. Adjournment

With no further discussion, the meeting was adjourned.

Respectfully submitted,

*Kelsey Bancroft
GTPM*