

EAGLE VILLAGE HOMEOWNER ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
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Homeowners Annual Meeting Minutes
Tuesday, September 1, 2020
12 Noon MDT
Zoom Meeting

1. Call To Order

The meeting was called to order at 12:05 PM.

2. Attendance

Attended: Jeanie and Fred Staehr, Dan Heilig, Jeter Case, Kirsten Klein, John Curtis, Lisa Reeber, Robyne Befeld, Scot Mattheis, Pam Johnson, Katherine Gavin, Alex Klein, Maureen Trautmen, Fran Van Houten, Louis Wang, David Carpenter

By Proxy: LDO Enterprises, Mary Erbe, Catherine Tebay, Dan Marino (2), Elizabeth Carlin, Jason Jarvis, Neil Loomis, Sarah Hershey, Carol Robinson (2), Rod Pennington, Thomas McClung (2), Amy Fulwyler, Emily Ambler, Sarah Adams, Helmut Thalhammer, Janis Gavai, Kimberly Journey, Carl King

GTPM: Tina Korpi, Amy Floyd, Edye Sauter

3. Determination of Quorum

With 154 votes present or by proxy, it was determined there was a quorum.

4. Approval of 2019 minutes

The owners present reviewed the 2019 annual meeting minutes. Alex Klein made a motion to approve the minutes with the change by Louis Wang. Scot Mattheis seconded the motion. The vote was all in favor to approve the minutes.

5. Review of Financials and 2021 Budget

Edye reviewed the 2020 financials through 8.31.20. As of 8.31.20, the HOA had an income of \$242,972.02 and expenses of \$129,069.94.65. Edye reported the 2020 maintenance reserve expenses were \$50,473 for roof repairs and \$2,800 for repairing the air conditioner. Edye noted there are no delinquent HOA dues at this time. As of 8.31.20, the HOA had \$59,105.80 in the operating account, \$135,935.49 in the reserve account, and \$871.71 in the gas account.

The 2021 budget was presented. The board has presented the budget with no increase in HOA dues. Per the governing documents, the board has the authority to approve the budget without a vote of the homeowners.

6. Old Business

a. Roof Drainage – Phase II

Tina reported we received the engineering report and scope of work from Jorgensen Engineering. The scope of work has been sent out for bid and we are waiting for the estimate to come in from New West Building Company. The scope of work was to install drain assemblies that were in the original building plans that had not been installed. Tina is hoping this work can be completed before winter. A Board Meeting will be scheduled to review the scope of work and estimates.

7. New Business

a. HOA Property/Signage

Edye discussed we looked on the Teton County GIS to note the HOA property lines. Edye noted there is HOA property on the other side of Flat Creek that belongs to Eagle Village and the Board has been talking about adding signage to mark the property of the HOA. The members discussed landscaping and how much of the grass area is maintained by the HOA. This summer the landscapers are mowing to the property line.

b. Irrigation

Tina explained some of the irrigation is turned on and off from the Smith’s building. This resulted in no water to the grass area for the spring and the first part of the summer.

8. Election of Board of Directors

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

Todd Seeton’s commercial director seat and Scot Mattheis’s residential director seat are up for election for a 3-year term.

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

David made a motion to elect both Jeter and Scot for the open seats on the board. Scot seconded the motion. The vote was all in favor.

The board is as follows:

Jeanie Staehr	term expires 2022
Sarah Hershey	term expires 2022
Jeter Case	term expires 2023
Scot Mattheis	term expires 2023
Dan Marino	term expires 2021
David Carpenter	term expires 2021

9. Other items

- Louis questioned the maintenance of the holding pond on the west end of the building. Tina noted this is not part of the HOA property, it belongs to Smiths. Tina will ask Smiths about maintaining the landscaping in the area.
- Lisa asked about the landscaping that was damaged during the winter by a backhoe removing ice from Flat Creek. Tina noted we will address this with Bill Wotkyns that works with the Town water.
- Members asked if the roof in P2 will be fixed and the ramps. Tina discussed both items are on the list. These will both come after the work on the roof is finished.

10. Adjournment

With no further discussion, the meeting was adjourned.

Respectfully submitted,

*Amy Floyd
GTPM*