

HILLSIDE TOWNHOMES HOMEOWNER'S ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
610 W. Broadway, Suite 203, Jackson, WY 83001
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2020 Annual Homeowner's Meeting Minutes
September 16th, 2020 at 12:00pm
Held Via Zoom

Attendance:

Present (8): Rusty Brown, Richard Brown, Jennifer Davis, Regena Field, Kyle Mills, Nancy & Leslie Peak, Pamela Stockton, & Betty Terrill.

Via Proxy: Alexis Dittmer, Bruce Hawtin, and Joan Baldwin.

Other Present: Tucker Olsen & Tina Korpi with GTPM

1. Reading and Approval of the 2019 Annual Meeting Minutes

Pamela Stockton Motioned to approve the 2019 annual meeting minutes, Nancy Peak seconded, there were no objections. *The 2019 Minutes were approved.*

2. Financials

- Review of 2019 Actuals vs. Budget

Tucker Olsen reviewed the 2019 financials. The total operating revenue was \$85,814. Total operating expenses were \$87,471 resulting in a net expense of \$1,657. Pamela asked if GTPM could look into changing over to a higher interest yielding account.

- Review of the 2020 Proposed Budget

The annual meeting was held in September rather than in May there was no 2020 approved budget so the 2019 budget carried over through 2020. Tucker presented 2 options for the 2021 Budget. One Budget with the dues being increased to \$470 from \$40 and another budget with the dues being increased to \$500 per month which would allow to put more funds towards the maintenance reserve, \$30,000 vs \$23,600.

Rusty Brown motioned to approve the 2021 proposed budget increasing the monthly dues to \$500 per unit. Pamela Stockton seconded. Les Peak was opposed. All others were in favor. The 2021 budget was approved.

Jenn Davis motioned to issue a ballot to homeowners to vote on issuing a \$2,000 per year special assessment per unit to be used for roof replacement. GTPM will send out a ballot.

- Deductible for ice dam claim unit 636

Tina shared with the homeowners that attorney Frank Hess, reported that generally the HOA covers the deductible. Tina also mentioned that she thought it was a board decision.

3. Old Business

- Alternative Meeting Dates

Tucker proposed having the annual meeting in September moving forward, Jen Davis Motioned to have the annual meeting in September, Rusty Brown seconded. *The annual meeting will be held in September moving forward.*

4. New Business

- 2020 Projects

- Sinking Beam on unit 660

There was a sinking beam in front of 660. Teton Valley Ventures raised the beam up where it was sinking and got it straightened out.

- Fire hydrant inspection & flushing

Teton Valley Ventures tested the hydrants, the each ran for 5 minutes clean and strong.

- Replacing and raising the address numbers with larger numbers

The Forrest Service recommends raising up the address numbers and using larger numbers to increase the visibility for emergency vehicle response. The owners in attendance agreed that it was a homeowner expense. Tucker mentioned to seek approval from the board prior to making any exterior changes.

- Parking lot Sealing

Teton Tar sealed the drive way with oil based sealant.

- Staining of the Building

Mark Franklin recommended painting only the most exposed weathered areas. He was scheduled to do this work late September/ early October.

- Deck Replacement

During a walk around with the board, it was noticed that some of the decks are not looking very good, and require regular maintenance and upkeep. It was proposed to consider replacing the back decks with a synthetic composite material in order to reduce maintenance costs. GTPM will reach out for a quote.

Kyle Mills brought up that some colors of trex can get very hot in the sun.

Jen Davis proposed to have the HOA be in charge of getting bids and replacing the back decks. All were in favor.

- Roof Replacement Plan

Tucker explained that while the roofs are 10 years away from being replaced the HOA needs to start planning to replace the roofs now.

5. Election of Directors – 2 year Terms

- Open Position with 1 year remaining
- Pamela Stockton up for reelection
- Betty Terrill up for reelection
- Nancy Peak up for election in 2021

There were three positions up for election with one being an open position with one year remaining. Bruce Hawtin was nominated to fill the one year term by Dianna Brown. Kyle Mills seconded. Rusty Brown was nominated by Dianna Brown, both Pamela and Betty were willing to run for election as well. GTPM will send out ballots to homeowners to vote on the two open positions and the three candidates.

6. Adjournment

With no further discussion, the meeting was adjourned.

Respectfully submitted,
Tucker Olsen
Homeowners Association Manager
Grand Teton Property Management