

# **Park Place Annual Meeting**

**Wednesday, November 4, 2020 at 5:00 pm**  
**Via ZOOM**  
**Annual Meeting Minutes**

---

Current Board of Directors  
Dan Feuz, Reid Matthews, Robert Pope

**1. Attendance 5:05**

Dan Feuz (x2)  
Alice & Robert Stevenson                      Demerie Edington, GTPM (by phone)  
Reid Matthews  
Alyssa Watkins as Proxy for Teton County

**2. Determination of Quorum**

With 5 of 20 homeowners present either in person or by proxy, the 1/5 quorum requirement was met.

**3. Reading and Approval of 2019 Annual Meeting Minutes**

Alice Stevenson moved to approve the 2019 Annual Meeting minutes. Dan Feuz seconded the motion. All voted in favor.

**4. Financial Review**

**a. Review of 2020 financials**

Demerie from GTPM reviewed the 2020 year-to-date financials. She indicated that the operating account has a balance of \$8,370 and there is \$39,556 in the maintenance reserve bank account. The HOA has collected \$48,966 in income this year and has spent \$58,568. Those expenses include \$14,796 that was spent from the maintenance reserve account for the roof replacement on the 945 building as well as the \$5,835 that has been deposited into the reserve account. There was an overage in the lawn care portion of the budget as a result of the removal of trees following a major windstorm. Otherwise, the other expenses were under budget for the year.

**b. Review of 2021 Proposed Budget**

The board proposed an increase in dues from \$250/month to \$260 per month with any additional overage being put into the maintenance reserve account. Alice Stevenson moved to approve the budget with a \$10 dues increase. Reid Matthews seconded the motion, and all voted in favor. GTPM will send a letter noting the increase with the December billing.

## **5. Completed Maintenance Projects**

### **a. Roof on 945 Building**

This summer the replacement of the roof on building 945 was completed by Smith Roofing. There were no additional expenses related to the replacement and the installation went smoothly.

## **6. Future Projects**

### **a. Roof on 915 Building and possible shed roofs as well**

Next year the 915 building will be re-roofed, and we will have the roofers look at the shed roofs that are over the storage units to see if they need to be addressed or redone as well.

### **b. Discussion about removal of railroad ties**

Many of the existing railroad ties are in bad shape. Some are rotting, others are broken. These create a buffer between the parking area and the landscaping and gravel areas. Alice Stevenson noted that she thinks it is important to have something there to break up the gravel and the parking and to differentiate between the areas. GTPM will look at the cost of having curbing done to replace the railroad ties next spring.

## **7. Old Business**

### **a. Rules and Regulation Reminders**

The matter of people cleaning up after their dogs was mentioned again as there are some issues around the 945 building, specifically. A review of the rules and regulations indicate that only owners are permitted to have pets and the duty is to clean up after them and not let them roam around the neighborhood. GTPM will resend the rules to owners again highlighting this regulation of the HOA.

## **8. Election of Directors**

The three director seats are held for one-year and are all up for reelection at each annual meeting. Nobody at the meeting voiced an interest in joining the board of directors and all three board members are willing to stay on the board. Alice Stevenson moved to reelect the existing board to another term. Alyssa Watkins seconded the motion. All voted in favor.

## **9. Other**

## **10. Adjournment 5:31**