

SOUTH MILLWARD HOMEOWNER'S ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
610 W. Broadway, Suite 203, Jackson, WY 83001
(307) 733-0205 Fax: (307) 733-9033

2020 Annual Homeowner's Meeting Minutes
July 30, 2020 at 11:30am
Zoom Hosted by Grand Teton Property Management

1. Attendance

Present: John & Robin Bellamy, John Stark, Maggie Zock, Quinn Dilucente, Lee Sarno, Steve Robinson, Bob Norton, and via proxy Elizabeth Kelleher.

Others Present: Tucker Olsen & Tina Korpi with Grand Teton Property Management

2. Reading and Approval of the 2019 Annual Meeting Minutes

Bob Norton motioned to approve the July 17th, 2019 meeting minutes. Quinn Dilucente seconded. There were no objections. *The 2019 meeting minutes were approved.*

3. Financials

a. Review of 2019 Actuals vs. Budget

Tucker Olsen reviewed the 2019 actuals. The association had a total operating revenue of \$27,676 and the total operating expenses were \$23,948, resulting in a net income of \$3,729. Most expenses were in line with the budgeted amounts.

b. Review of the 2020 Proposed Budget

Tucker reviewed the 2020 proposed budget. There were no proposed changes to the budget from the prior year. Quinn Dilucente motioned to approve the 2020 proposed budget. Lee Sarno seconded. There were no objections. *The 2020 budget was approved.*

4. New Business

a. Gutters – Upper & Lower Roof Line – 637 & 635

In 2019 there was discussion of the gutters not being able to handle the volume of water that comes off of the roof, with no clear solution the subject was tabled for discussion in 2020. During the meeting it was determined that it would be a very large project to make any change of value to the current gutter system. It was decided to table the topic for future review.

b. Garage/Front Doors Replaced

Many of the garage doors at South Millward are aging and may soon need to be replaced. There was discussion of when a garage door is replaced, what the criteria would be for replacement. It was agreed upon that any replacements would need to be like and kind to the existing doors.

Quinn motioned to give Lee the opportunity to gather samples and see what is available and the board can vote to define via email after the information is gathered. John Stark seconded.

c. 635 side Garbage Can Replacement

GTPM will look into rates from the trash service providers to see who has the best rates. Considering the deteriorating condition of the 535 trash cans, Bob Norton motioned to purchase new cans to replace the existing 535 cans with hinged lids and wheels. John Stark seconded. There were none opposed.

d. Sealing and Striping of the Parking Lot - Last done in 2016

The parking lot was last sealed in 2016, they are recommended to be done every 3-5 years. Those present requested for GTPM to obtain bids to seal and stripe both sides. Steve Robinson motioned to have the driveways resealed and striped on both sides in the spring weather permitting. Maggie Zock seconded. All were in favor.

e. Painting of the back steps

Lee volunteered to take a look at the steps to check the condition of the steps to get an evaluation of the condition. Quin and Lee both indicated that many steps may be a board or two replaced.

5. Other Business

a. Election of Directors – Three year term

Lee Sarno – Up for reelection

Quinn Dilucente – Up for reelection in 2021

John Bellamy – Up for reelection in 2022

Lee Sarno was up for reelection as well as Maggie Zock had been nominated for a position on the board by Elizabeth Keller. Grand Teton Property Management will send out a ballot for the election of the directors due back by 5:00 pm Monday August 3rd.

b. Other

Quinn had a question of if there was insurance coverage in the instance in the case that someone was injured on the property in a common area. The answer is yes, there is a \$1M limit with a \$2M aggregate.

Quinn also requested a notice to be sent out to all owners reminding them of the rules regarding quiet hours and not making noise after 10 pm.

6. Adjournment

With no further discussion the meeting was adjourned.

Respectfully submitted,
Tucker Olsen
HOA Manager