

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

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**Homeowners Annual Meeting Minutes**  
**RESCHEDULED**  
**Wednesday, September 22, 2021, at 12:00 pm MT**  
**Zoom Virtual Meeting**  
<https://zoom.us/j/95140057539>  
**By phone: 253 215 8782 | Meeting ID 951 4005 7539**

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**Minutes**

**1. Attendance**

Attended: Dan Heilig, Jeter Case, Jeanie Staehr, Dan Marino (2 units), Brenda Cubbage, Lisa Reeber, Robyne Befeld, Scot Mattheis, Pam Johnson, Sarah Adams, Mary Catherine Roper, Janet Jones, Maureen Trautmen, Louis Wang, David Carpenter, Kim Jurney

By Proxy: LDO Enterprises, Mary Erbe, Greg Prugh, Tom Seeton, Elizabeth Carlin, Carol Robinson (2 units), Rod Pennington, Jane Curtis, Tom McClung (2 units), Amy Fulwyler, Emily Ambler, Jane Curtis, Helmut Thalhammer, Alex Klein, Janis Gavai, Carl King

GTPM: Tina Korpi, Amy Floyd, Edye Sauter

**2. Determination of Quorum**

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

**3. Call Meeting to Order**

With a quorum present, David Carpenter called the meeting to order.

**4. Approval of 2020 minutes**

The owners present reviewed the 2020 annual meeting minutes. Jeanie Staehr made a motion to approve the minutes. Scot Mattheis seconded the motion. The vote was all in favor to approve the minutes.

**5. Review of Financials and 2021 Proposed Budget**

Amy reviewed the 2021 financials through 8.31.21. As of 8.31.21, the HOA had an income of \$164,292.36 and expenses of \$160,881.30. Edye reported the 2021 maintenance reserve expenses were \$15,792 for roof repairs. Amy noted there are no delinquent HOA dues at this time. As of 8.31.21, the HOA had \$32,853.54 in the operating account, \$203,118.42 in the reserve accounts.

The 2022 budget was presented. The board has presented the budget with an increase of 10% in HOA dues. This increase is to primarily increase the funds for the maintenance reserve accounts in anticipation for the upcoming new garage roof. Per the governing documents, the board has the authority to approve the budget without a vote of the homeowners.

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**6. Old Business**

**a. Roof Replace**

The roof over the parking garage has met its life expectancy and has original design flaws. The Board hired a roofing consultant to review the roof and put the project out to bid. The Board will update the members with the cost to replace. The project will be funded with a combination of HOA maintenance reserves and a special assessment to the members.

**b. Parking Areas –Clarification of Ownership**

The questions of ownership of the parking area on the west side of building between Eagle Village and Smith's was brought to the Board's attention by a homeowner. The Board hired an attorney and determined that this parking area does belong to the HOA. The HOA's attorney wrote a letter to the manager of Smith's with a list of requirements that they must follow to be allowed to continue to use the space. Smith's has complied to the requirements and is also responsible for the cost to maintain the parking area.

**7. New Business**

**a. Tree Removal/Long-term Landscape Design Plan**

The trees along the north/back of the building have become very overgrown and many are in danger of hitting the building in a wind event. Several fell last year and did hit the building. The Board has walked this area and approved a majority of the trees and brushes to be removed. Arbor Works will be onsite this fall to do the tree removal. In the spring the area will need to be scaped to kill all the weeds and the irrigation will need to be replaced to only water the remaining trees. The long-term plan is to plant spruce trees in the area. This will not happen until the roof project is complete.

**8. Election of Board of Directors**

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

Dan Marino's commercial director seat and David Carpenter's residential director seat are up for election for a 3-year term.

Sarah Hershey as sold her unit and is no longer on the Board. David moved to elect Kim Jurney to replace Sarah's Board seat for the remainder of the term. Jeter seconded the motion. The vote was all in favor.

Jeanie nominated Dan Marino for the commercial position. Jeter nominated David Carpenter for the residential position. There were no other nominations.

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

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The board is as follows:

Jeanie Staehr	term expires 2022
Kim Jurney	term expires 2022
Jeter Case	term expires 2023
Scot Mattheis	term expires 2023
Dan Marino	term expires 2024
David Carpenter	term expires 2024

**9. Adjournment**

With no other discuss the meeting was adjourned.

Respectfully submitted,  
Amy Floyd  
GTPM