

PONDEROSA VILLAGE HOMEOWNER ASSOCIATION

Grand Teton Property Management

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2021 Annual Homeowners Meeting Agenda

Monday, January 24, 2022 at 5:00 p.m.

Via ZOOM

Current Board:

Chris Talevi Katy Fox Inanna Reistad

Attendance:

Present (11): Katy Fox, Mandie Rossberg, Tea Obreht, Alyssa Bergman, Jane Campbell, Iliana Cervantes, Jim Clouse, Marie Grant, Matthew Hirbour, Roberto Nava, Trevor & Chelsea Robinson,

Tina Korpi & Charley Boyton from GTPM

Present by Proxy (4):

Proxy to Chris Talevi: Chris Daly, Norene Cannedy, Karen Coleman, Karen Walker

1. Call to Order & Determination of Quorum
With 15 of 64 units represented in person or by proxy the 10% quorum requirement was met.
2. Introductions
The current board of directors and Charley Boyton and Tina Korpi from Grand Teton Property Management introduced themselves to the Zoom meeting participants.
3. Reading and Approval of the 2020 Annual Homeowners Meeting Minutes
Katy Fox made a motion to approve last year's annual meeting minutes. Jim Clouse seconded the motion. All voted in favor.
4. Maintenance Projects
 - a. Building Project Update
Tina explained that the project in the attack and the crawlspace was completed this summer. Items that were completed in this project included: removal in the insulation and debris from crawlspaces, and installed plastic over the ground and attached to the foundation, installed new insulation in the crawlspace ceilings and rims, removal of foundation vents and enlarge the openings, install the gable vent at the peak above the entryway, addition of six holes in the attic roof space, installation of crawlspace ventilation system with temperature and dehumidistat controls. The total cost of the project was \$272,564.00.

5. Financials

a. Review of 2021 financials

Tina Korpi reviewed the financials noting that the HOA has \$95,999.00 in the operating account and an additional \$156,957.94 in the reserve account. The HOA has collected \$204,169.47 in income so far this year and expenses total \$177,130.86 which includes a deposit of \$36,000.00 into the reserve account. There were a few line items in the budget worth comment. The HOA had collected \$27,038.61 that Tina recommends goes into the maintenance reserves to help build funds for upcoming projects. Tina mentioned that the payoff amounts on the capital projects have greatly decreased. The loan pay-off amount for the siding is \$289,571.80 and the pay-off amount for the roof ventilation project is \$196,351.47. The sealing and painting of the parking lot will need to be budgeted into 2022 and will cost approximately \$17,500.

Tina mentioned the water and sewer lines are failing. GTPM will be getting the lines jetted and camera'd to see how extensive the project will be. But to expect this replacement project within the next year or two.

Review of 2021 Proposed Budget

The 2022 budget will not increase HOA dues but there have been a few changes to the budget. Management fees will need to increase, lawn care and tree care have increased, and a slight increase in the insurance fees, as they are raising everywhere. Tina suggested an increase to \$46,000 into the reserve account to help build those funds for the upcoming sewer project. Katy Fox made a motion to approve the 2022 budget. Jane Campbell seconded the motion. All voted in favor.

6. On-going Business

a. Parking

Tina spoke to the parking issues. There have been many issues with parking in the last several months. If you have any problems, please do not hesitate to contact GTPM and we will try to help you resolve your parking issues. Visitor parking is not meant to hold a third vehicle but is to be used for guests for Ponderosa Village owners only. GTPM will be able to get the parking lot sealed and numbers repainted on the spots, which will hopefully help.

b. Clean Up of Property

There was discussion with the trees that boarder Creekside Village. Tina suggests GTPM work with an arborist to see about greatly trimming those trees to help keep them under control as they are greatly overgrown.

GTPM will do another bike clean-up this summer and stay diligent on keeping the grounds picked up.

c. Discuss Rules and Regulations

Charley will be walking through the property soon to check people's decks and porches to make sure they are not used for storage, but only patio furniture.

7. Election of Directors

Jim Clouse volunteered to serve as a board member. Katy Fox agreed to stay on another year. Matthew Hirbour volunteered for the third position. Jane Campbell made a motion to approve the board, and Tea Obreht seconded the motion. All voted in favor.

8. Other

Matthew Hirbour mentioned there is no longer a coin machine in the laundry unit. GTPM will call the company that used to have the machine and see where that went.

9. Adjournment 5:50pm