

**Creekside Village Homeowners Association  
Grand Teton Property Management  
P.O. Box 2282, Jackson, WY 83001  
(307) 733-0205, Fax (307)733-9033**

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**2022 Annual Members Meeting Minutes  
Tuesday, March 1, 2022, 5:30 PM  
ZOOM**

**1. Attendance**

Present:

Robert & Melinda Ackerman, Russell Adams, Michelle Anderson & Randy Knepper, Scot Anderson, Charles & Vickie Atwater, Erika Berry, Carol Bowers, Kathryn Bratz, Dexter Coffman, George Covington (2 units), Michael & Aimee Crook, Roan Eastman, Elizabeth Gilmour, Kurtis Gries, Leslye Hardie, Ann Heffner, Jennifer Kohlhardt, Mike Kraft, Kelly Krause, Lydia Leitch, Diane Mahin, Brian & Diana Meagher, Nicholas Michael, Abigail Moore, Sandra Murphy, Barry O'Sullivan, Julie Pfungst, Brian & Dawn Reid, Jason & Caroline Ryan, Julie Scharnhorst, Cassandra Skipitis, Megan Smith, Eileen Spillane, Daniel & Patty Starr, Gus Suclla, Mary Walton, Alyssa Watkins

Present by Proxy:

Elizabeth Akers & Thomas Waters, Jackson Campau, Rose Hickman, Hoke Family Trust, Teton County, Core Ventures (2 units)

Other:

GTPM: Tina Korpi, Charley Boyton

**2. Determination of Quorum**

With 44 of 77 units being present via Zoom or by proxy, it was determined there was a quorum.

**3. Reading and Approval of the 2021 Annual Members Meeting Minutes**

The members reviewed the 2021 annual meeting minutes. Robert Ackerman made a motion to approve the minutes; Mike Kraft seconded the motion. All voted in favor.

**4. Review of the 2021 Actual Income and Expenses**

Tina Korpi with Grand Teton Property Management reviewed the 2021 financials. She stated that the income for 2021 totaled \$330,451. Total expenses were \$309,533 with \$168,833 of that being transferred to the maintenance reserve account. There was a total net income of \$20,917. The balance in the operating account is \$109,266 and the balance in the maintenance reserve account is \$452,693. Tina explained that the maintenance and repair expenses came in under budget because the deck repairs were not done this year due to the paving project. However, around \$10,000 was spent on repairing some siding.

**5. Review of the 2022 Proposed Budget**

Tina Korpi presented the 2022 proposed budget based off the 2021 actual expenses. There is a proposed increase of 10% in the HOA dues, to help build the maintenance reserves. Building up the reserves will help when the time comes for the siding project. \$400,000 was taken out of the reserve account this year for the paving project. This increase will allow \$185,000 to be deposited into the reserve account. Megan Smith made a motion to approve the 2022 budget with the 10% increase. Robert Ackerman seconded the motion. All voted in favor.

**6. 2021 Completed Maintenance Projects  
~Parking Lot Project, Water/Sewer Lines**

The Paving Project has gone very smoothly. It did not get completed this year but will be finished by June 15, 2022. There were some things that needed to be changed during the project. There was an island that was removed, a fire hydrant was moved, there was drainage added to help with the flooding of a neighboring property as well as some replacements of water lines. The contract with Westwood Curtis is a not to exceed \$880,000, and is projected to come in slightly under budget. The striping, the lighting and the remainder of the paving will be finished this spring. The paint for the striping was a nationwide shortage.

**7. Future Maintenance Projects**

~ Siding Project

Tina explained that many years ago when the cold roof was put on that it was decided to have the siding done at that time, but it didn't happen. This is something that has been talked about for many years. Three years ago the board hired Jeb Moyer who drew up plans for some architectural changes and materials to be used. The Two Ocean Builders did some spot checking and found that Creekside was built in four phases. All of those phases were built a little different. Once the pricing came back to do these changes, around 60 – 70 thousand per unit, and after many meetings the board decided to wait on this project and work on some others first. There was about \$40000 spent on repairing water and sewer lines and the paving project moved to 2021. The plan was to move forward with the siding project in 2023. Robert Ackerman noted that a siding committee would make a lot of sense and volunteered to be on it. Anyone who would like to be on the siding committee, and has a finance, building, or planning background, can contact Charley at GTPM.

**8. Review of Rules and Regulations**

**a. Animal Control**

Renters are not allowed to have pets. Please pick up after your dogs. Tina reiterated to owners to pass along the rules and regulations of the association to tenants if it is a rented unit.

**b. Parking**

Parking is a bit all over the place right now. But soon once the snow and ice melt away we can get the striping done and that should help.

**c. Reminder of process for any architectural change**

Grand Teton Property Management would like to remind all owners of the process to undergo any architectural changes. Owners must submit the request for any architectural change and get board approval prior to completing any work. Owners can reach out to GTPM to get more information on the application process.

**9. Election of Directors**

All five director seats are one-year terms; therefore, all seats are up for reelection. Gus Suella, Julie Pfingst, and Julie Scharnhorst all volunteered to stay on the board. Kat Bratz, Melinda Ackerman and Aimee Crook were also nominated for positions. There will be a ballot vote to decide the board.\*

**10. Other**

Robert Ackerman spoke about have a community party so that owners can get acquainted Cassandra Skipitis was also interested. Anyone who is interested in being on a party committee can contact Charley at GTPM.

**11. Adjournment**

With no further discussion, the meeting was adjourned.

\*The board members that were decided by vote are: Melinda Ackerman, Kat Bratz, Julie Pfingst, Julie Scharnhorst, Gus Suella.