

CEDARWOODS HOMEOWNERS ASSOCIATION

Grand Teton Property Management
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2022 Annual Homeowners Meeting Minutes
Wednesday, October 5, 2022 at 5:00pm

I. Attendance

Present: (13 Units) Jeffrey Millburn (401), Steve Friedlander (504), Debbie & Marshall Empey (104), Janice Harris (404), Josh Harris (403), Joe Gawaldo (801), Judy Legg (301), Lettie Arnold & Jim Mitchel (101), Janis Allen (704), Steve Rainier (Proxy Holder), Jeff & Katie Davis (803), Jim Turley (804), Joan Robichau (303), Troy Beauchamp (802).

Present via Proxy: (6) Charles Rainier (102) proxy to Steve Rainier, Susan Berger (701) proxy to Steve Friedlander, Patricia Boyd (302) proxy to Steve Friedlander, Howard Adam (103) proxy to Judy Legg, Greg Brondos (503) proxy to Judy Legg, and Kevin Stahl (201) proxy to Jim Turley

Others Present: Tina Korpi with Grand Teton Property Management

Quorum Present? Yes, with 19 units being represented, there was a quorum.

II. Reading and Approval of the October 6, 2021 Annual Meeting Minutes

Jim Turley motioned to approve the 2021 annual minutes. Judy Legg seconded. All were in favor and none were opposed. *The 2021 minutes were approved.*

IV. New Business

a) **Roof Replacement Progress Report**

Tucker Olsen provided an update on the roof replacement. 307 Imperial Roofing is 95% complete with the project, just wrapping up some finishing touches. There was much discussion amongst owners and the board about the replacement of skylights and whether they were necessary to replace or not. The board spoke to the point of meeting with the roofing company and they were told that the roof replacement would not be warranted without replacing the skylights. Tina Korpi explained that the owners will be billed back for the materials of the skylight replacement. Joe Gawaldo was upset that the roofs were being replaced, but ultimately it was a decision the homeowners voted for and approved.

b) **Sprinkler/watering Times**

Jim Turley spoke about how the HOA decided to cut back one if not two days of watering. Owners discussed how to reduce watering and mowing. There was a suggestion of reducing the lawn mowing footprint by adding some more natural grass area to cut cost on mowing and watering.

c) **Encroachment notice from Rafter J HOA**

Cedarwoods received a notice from Rafter J with regards of encroaching on common area. There may need to be some surveying done to show property lines to see where the HOA is responsible versus Rafter J. This may help to minimize the maintenance area to help cut back on watering and mowing as well.

V. Old Business

a) *Caulking of the Buildings*

Tina Korpi explained to the owners that the caulking of the buildings was done last year that cost \$37,600. That project is complete

b) *Tennis Courts / Development Rights*

Jim Turley spoke about how the HOA has been discussing ideas of either selling the tennis courts or developing the area as residential. In order to develop the area the HOA would have to obtain a development right. Rafter J has 3 development rights from previous transactions. The HOA board had discussed to offer to not spend more than \$75,000 towards that development right. Rafter J did some research and ended up selling one of these development rights for \$400,000. This will be used somewhere else in Teton County. At that rate, the board called off that endeavor. There was some discussion on changing the tennis courts to pickle ball courts. The HOA had tried to work with Rafter J to convert the tennis courts, but this has been tabled as other matters have become more prevalent. More discussion ensued as to what to do with the tennis courts moving forward. Some of the owners discussed converting the tennis courts into a community garden. Owners will form a committee to look further into this.

VI. Financial Report

a) *Review of the 2022 Actuals vs. Income*

Tina Korpi reviewed the 2022 financials. As of October 1st, the operating account had a balance of \$13,855. The maintenance reserve account balance was \$291,864.

Year to date total income was \$125,593 and total expenses were \$123,767 with a net income of \$1,826.

b) *Approve 2023 Budget*

Katie Davis motioned to approve the proposed budget keeping the dues as they were for the current fiscal year and decrease the contribution to the maintenance reserves, as we research other options. Steve Friedlander and Judy Legg seconded. There were none opposed. All were in favor. *The motion passed.*

VII. Election of Management Committee for the Association

a) *Nominations and vote for three (3) HOA directors - 2 Year Terms*

There were three (3) open positions on the board up directors.

Katie Davis nominated Janis Allen. Janice Allen accepted and seconded the nomination.

Jeff Davis nominated Jeffrey Milburn. Jeffrey Millburn politely declined.

Lettie Arnold nominated herself. Debbie Empey seconded the nomination.

Jim Turley nominated himself. Katie Davies seconded the motion.

Troy Beauchamp nominated Joe Gawaldo. There was no second. Joanne Robichau opposed the nomination.

Jeff Davis nominated Troy Beauchamp. Troy politely declined.

Katie Davis motioned to elect Lettie Arnold, Janice Allen, and Jim Turley.

Judy Legg seconded. Jeff Davis asked if the election could be challenged in court. Based on there being three open positions and 3 nominations with a second, ie the number of nominations did not exceed the open positions, the election could be voted on at the

meeting, as there was a quorum present, and there were not owners competing for a position. Tina asked if the owners in attendance would like to send a ballot out, and no one requested having a ballot sent out. There were none opposed to the motion. All were in favor. *The board of directors is as follows.*

Current Directors

Judy Legg – 2021-2023

Katie Davis – 2021-2023

Jim Turley – 2022-2024

Lettie Arnold – 2022-2024

Janice Allen – 2022-2024

VIII. Other Business

- There was some discussion regarding chimney cleaning and inspections. GTPM suggested a survey of which owners use their fire places and who has had it cleaned. With this survey, GTPM will get the remaining units cleaned/inspected that are in need which will be billed back to the owners.

IX. Adjournment