

Cedarwoods Homeowners Association
2018 Annual Meeting
Thursday, September 20, 2018
Teton County Library 5:00 pm
Meeting Minutes

Attendance:

Present (11): Howard & Linda Adams, Carolyn Allen, Lettie Arnold, Susan Berger, Jeffrey & Katie Davis, Carlos Elizondo, Stephen Friedlander, Joseph Gawaldo, Janice & Duncan Harris, Riley Jordan, Judy Legg, Lisa Simmons, Jim Turley

Present by proxy (12): Robert Beauchamp, Patty Boyd, Gregory Brondos, John Curry, Stan Czarniak, Charles Herro, Edie Herro, Kevin Stahl

Quorum present: Yes there were twenty-three (21) units present in person or in proxy.

Others present:

Grand Teton Property Management (GTPM): Tina Korpi, Nina Ruberti, Kelsey Bancroft
Aaron Lombardo of NorthStar Reserves

1. Roll Call & Establish a Quorum

Nina Ruberti called the meeting to order at 5:04 p.m.

The meeting was quorate (8 proxies and 13 condos represented).

2. Approve Meeting Minutes from September 5, 2017

Howard Adams moved to approve the 2017 Annual minutes. The motion was seconded by Riley Jordan. Any discussion? All in favor. It passed unanimously.

3. Directors Report (Old Business)

4. New Business

a) Capital Reserve Study

Aaron Lombardo, who conducted the capital reserve study for Cedarwoods, presented the study to the homeowners to further explain where he feels the HOA needs to be financially. He prefaced that this study is a guideline for the HOA and can change from year to year based on the expenses that are needed for large projects. Along with that, he made sure that the homeowners understood this is for the reserve budget and doesn't pertain to the operational account and expenses. Aaron stated that he likes to see an HOA at a 35% funded rate to keep a steady growth. As shown in the study, the numbers will fluctuate due to the large projects such as asphalt, roofs, etc. Aaron made a point that this study could probably use an additional draft. Steve Friedlander questioned where Aaron had come up with the number \$54,000 to go into the reserves each year. Aaron had explained that though putting more than this into the maintenance reserve each year is wonderful, he feels that this amount is enough to help grow while still allowing for enough for operating expenses. GTPM will send out an electronic copy of the capital reserve study to homeowners.

b) Flood Insurance

Joe Gawaldo spoke in regards to flood insurance for Cedarwoods. Joe has been working on pulling Cedarwoods out of the flood plain. There was a flood plain feasibility study performed in which resulted in roughly 40 Rafter J homes being pulled out of the flood plain. Joe has been working on this process for Cedarwoods and they can successfully pull out buildings 1-6 from the flood plain. It

is \$1000 per building to process the paperwork. Tina Korpi stated that the insurance should be an HOA operating expense.

Katie Davis motioned to approve the board go through with the process to finalize the paperwork. Steve Friedlander seconded the motion. All were in favor and the motion passed.

It was noted that homeowners do need to continue to pay their individual premiums until this is finalized to not let the insurance laps.

c) Tennis Courts

Susan Berger presented the idea of selling the tennis courts that are owned by the HOA to make some money for the HOA. There are a few options as to what they can do being: sell to Rafter J as common space to common space, sell to affordable housing and re-plat at sell to market. The board wanted to present this idea to homeowners to get some feedback and see if there was an interest in selling the courts. It was noted that selling to affordable housing would waive all fees, whereas the others would incur larger fees to re-plat and so forth. Lettie Arnold had mentioned that she has seen people using the tennis courts near her building. She also mentioned that she has joined the pickle ball league and has heard some interest in that league using the tennis courts. Susan Berger stated the worry of liability in renting the courts out, which was understood by the rest of the homeowners. There were conflicting opinions on selling to affordable housing. Susan Berger stated that they weren't even sure if legally they could sell them or what the process would be. Joe Gawaldo has looked a little into it and said it was a \$150 fee to submit the application to the county and they will then let the HOA know what can be done with regards to selling it. Tina Korpi recommended the HOA get legal advice on this matter with regards to the CC&Rs as well.

Katie Davis motioned to have Joe Gawaldo submit the application to the county, Carlos Elizondo seconded the motion. All were in favor.

d) Maintenance Reserve Expenses

Roof Replacement, Repaving of the asphalt and painting of buildings and garages was all discussed in the discussion of the capital reserve study and in going over the proposed budget. These are all large projects that are maintenance reserve expenses. There was discussion on the homeowners wanting to get back to a schedule on when the buildings get painted. It was stated by Howard Adams that there used to be a schedule as to what years each buildings were painted. He would like to see the process go back to this scheduling.

5. Financial Report

a) Review of the 2018 Actuals vs. Income

Tina Korpi reported the operating revenue YTD through September 18, 2018 is \$90,791.80 and the Operating Expenses YTD is \$54,344.49, resulting in a net income of \$36,447.31. The operating account balance is \$68,413.50 and the maintenance reserve account balance is \$105,854.99.

b) Approve 2019 Budget

Tina Korpi worked with Nina Ruberti in developing the budget for 2019. Tina presented the proposed budget to the homeowners. This was also the first time the board had seen this proposed budget. In working with the numbers, Tina proposed that the HOA move \$52,000 from the operating account to the maintenance reserve as she feels it is not necessary to have so much in their operating account. This would amount in a total of \$60,420.00 being transferred to the maintenance reserve account in 2018. Tina also went through in proposing that each year moving forward the HOA transfer \$60,000 to the maintenance reserve. She included a \$10,000 contingency line item because it is still uncertain as to where exactly all of Cedarwoods operational expenses are going. With the proposed \$40.00 increase in monthly HOA dues this would leave the operating

account with a net gain of \$72.00 end of year. The homeowners were very receptive in moving this amount to the maintenance reserve. With Tina's calculations there is not a necessity to have a special assessment at this time which was initially proposed.

Susan Berger motioned to approve the proposed 2019 annual budget with a \$40 increase in monthly HOA dues. Riley Jordan seconded the motion. All were in favor. The motion passed and the 2019 budget with a \$40 increase in dues was approved.

6. Election of Management Committee for the Association

a) Vote on the proposed Slate of Officers

Board of Directors election: Joe Gawaldo and Carlos Elizondo ran for the two open Board Positions. Joe Gawaldo and Carlos Elizondo were elected to the board for a two year term.

Tina stated that the election was not being conducted accurately per the bylaws as there was not anyone interested in running for the board until two days prior to the annual meeting.

Susan Berger, Riley Jordan, and Jim Turley will remain on the board for the remaining year of their two-year term.

Board Seats

The board will meet separately to vote on their positions on the board for Vice President, Secretary, Treasurer, & Director

7. Matters from the Owners

a) Trees – Joe Gawaldo has collected roughly \$6300 in the lawsuit for cutting down the trees near the 800 building. Joe stated that they have been back and forth as to whether they can plant them back where they were, on Rafter J land, or to plant them on Cedarwoods land. It was suggested by homeowners that the trees be placed on Cedarwoods land.

Judy Legg suggested that the HOA subtract the amount of money paid in legal fees with regards to the trees from the amount collected and use the remainder for the new trees.

b) Communication to the homeowners

Judy Legg would like to see more communication between the board and the homeowners. She feels an update as to what is going on with regards to the HOA would be appreciated by all homeowners. Judy volunteered to create a newsletter to send out to homeowners on a quarterly basis.

8. Adjournment

With no further discussion the meeting adjourned at 6:53pm.