

**EAGLES REST HOMEOWNERS ASSOCIATION**  
**GRAND TETON PROPERTY MANAGEMENT**  
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**2020 Annual Homeowners Meeting Minutes**

January 7, 2020 at 3:00pm

Unit 6, Eagles Rest

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**Attendance:**

*Present:* Moe & Irene Mellion, Dick Morgenstern & Devra Davis, Tom Rau, Bob & Darla McDermott, Chris Peters, John Corboy, Matt Swanson, Lisa Fouras, and Fred Harness

*Present Via Proxy:* Babara Fitzgerald (proxy to Devra Davis) Ted Wiessman, Susan Barr giving their proxy to Moe Mellion.

*Others Present:* Tina Korpi, Rob Bacani, and Tucker Olsen with Grand Teton Property Management

**Call to Order:** With a quorum Present Moe Mellion called the meeting to order.

**Reading and Approval of the July 2019 Meeting Minutes**

Tom Rau motioned to approve the 2019 special meeting minutes. Lisa Fouras seconded. With no objections the motion carried. *The 2019 Minutes were approved.*

**Financials**

- **Review of 2019 Year to Date Actuals vs. Budget and Review of the Maintenance Reserve Account**

Robert Bacani reviewed to 2019 income versus expenses. There was 100% collection of HOA dues. Total revenues for 2019 were \$132,060. Total Operating expenses totaled \$140,922 resulting in a net expense of \$8,862.

The maintenance reserve began 2019 with a balance of \$80,087. Total no operating expenses totaled \$104,503 with \$28,320 coming out of the operating account to cover non-operating expenses.

The operating account had a balance of \$30,291.21 and the Maintenance Reserve had a balance of \$3,973.70.

- **Adopt 2020 budget**

Robert Bacani reviewed the 2020 proposed budget with a 20 % increase in dues. Tom Motioned to approve the 2020 budget with a twenty percent increase in dues. Fred harness seconded the motion. There were no objections. *The 2020 budget was approved.*

- **Loan**

Due to a lack of funds to cover operating expenses, Tom Rau loaned the association \$30,000 at 3% to be paid back in less than one year.

- **New Business**

Snow Removal - Beginning in the winter of 2019/2020 Eagles Rest employed the services of Lawngevity as the primary snow removal company. This was due to the previous snow removal company Trees Inc failing to deliver in 2018/2019 and no longer providing shoveling.

Lawngevity was the only company willing to give a bid to shovel Eagles Rest.

Animal Infestation – Devra Davis brought up the fact that there could possibly be a rodent infestation under the middle pod. The infestation would be a result of the previous owners of unit 8 leaving seed on their deck and leaving the crawl space access open. Devra offered to contact the other unit owners to see if they are interested in having mitigation work done.

- **Old Business**

- **Water & Sewer Line Replacement**

Moe Mellion explained to those in attendance that in the summer of 2019 there was a project performed which gave each building or “pod” its own sewer line and its own water supply line. Prior to this all of the units shared one 4” sewer line that was prone to clogging. The water lines were replaced with plastic supply lines which are safer and have a longer lifespan than the preexisting galvanized lines which had holes in them.

- **Election of Directors**

Tom Rau was up for reelection. Moe Mellion motioned to nominate Tom. Dick Morgenstern seconded. There were no other nominations. There were no objections to Tom serving another term. Tom was reelected for another 3 Year term.

The Terms are as follows:

Devra Davis - Up for reelection in 2021

Moe Mellion - Up for reelection in 2022

Tom Rau – Up for reelection in 2023

- **Adjournment**

With no further discussion the meeting was adjourned.

Respectfully Submitted,

Tucker Olsen

Grand Teton Property Management