

**Golf Creek Ranch  
2021 Annual Meeting  
Zoom Meeting  
June 30, 2021  
1:00 p.m.**

Owners in Attendance:	Leslie Reese	11
	Richard Stec & Janet Andre	12
	Carolyn Lewis	13
	Bill Mundell	14
	Ruth Maggetti	15
	Rhonda Groves	21
	Lori King	22
	Patti Green	23
	Alice Oakley	24
	Jason Hofmann	25
	Jennifer Gifford	26
	Ron & Anne Walker	33
	Al Dorsett	34
	Matt Golombek & Connie Morgan	35
	Robert Oehman	36
	Gary Brown	42
	Paul and Heidi Curry	44
	Reed & Jill Armijo	45
	Marjorie Swansen	46

Owners by Proxy: Jackie Cecil 31 Al Dorsett

Others Present: Tina Korpi, Grand Teton Property Management  
Edye Sauter, Grand Teton Property Management  
Ron Badgerow, on-site manager

Pattie Green called the meeting to order at 1:02 pm

**Adopt Agenda**

Heidi Curry made a motion to accept the agenda. Margorie Swansen seconded the motion. The motion passed.

**2020 Annual Meeting Minutes**

Anne Walker made a motion to accept the minutes as written. Heidi Curry seconded the motion. The motion passed.

## **Old Business**

### Golf Creek operational updates

Patti Green updated the members and gave a background of Golf Creek Ranch for the new owners. Patti noted there are 25 units located in 4 pods at Golf Creek Ranch and an on-site caretaker that is an employee of the HOA. Patti said the HOA hired Grand Teton Property Management in 2020. She also discussed the governing documents for the HOA have been updated using a local attorney. Patti asked each homeowner to read through the revised documents. Patti did mention the Jackson Hole Airport will be closed for runway construction April – June 2022 and suggested the Annual Meeting for 2022 be moved to possibly July. Patti let the members know the owner's directory is being updated and will be printed soon. Please let Edye know if you need to update your owner information for the directory. Patti talked about the changes to the on-site resident manager's duties and the updates from the new version of governing documents that will be included in the directory.

### Sagebrush Drive Association (SDA) Update

Patti Green noted still no progress has been made with Teton Shadows. In an effort to encourage individual Teton Shadows homeowners to accept the SDA 50/50 split maintenance cost allegation, a letter was sent in October to all 68 Teton Shadow owners requesting payment for what would be their share of past due maintenance costs based on the 50/50 split and lack of payment since 2018. Eight of the owners sent payments. The letter stipulated that a lawsuit would be filed if individuals did not respond by Dec 7<sup>th</sup>. The lawsuit was filed in order to establish whether the courts would agree with the SDA 50/50 split or side with Teton Shadow's desire to send only what they felt was equitable. Technically an HOA cannot be sued so each individual must be named in the suit. Teton Shadows Board agreed to allow their attorney to represent the individual owners.

### Mailboxes

Patti Green provided an update on the mailbox project. She suggests adding 2 mailbox clusters each having 12 boxes. Edye received an estimate for the 2 mailbox cluster and a concrete pad for \$6133.00 and there will still be a cost for the removal of the old cluster and installing the new clusters. Edye was able to meet with the new postmaster on-site and received her approval to remove the old cluster and add 2 new clusters. Connie Morgan made a motion to purchase the 2 mailbox cluster and proceed with the project in 2021 using funds from the maintenance reserve. Lori King seconded the motion. The motion passed unanimously.

## **New Business**

### Fire Alarm

Patti Green talked about how many times there is a false fire alarm and the alarm system dispatches the fire department. Edye received a proposal from Mountain Alarm to update the fire panel and change the smoke detectors to heat detectors in each unit for \$8,152. The members discussed the proposal. Patti reminded each unit owner for safety to have smoke detectors and fire extinguishers. Patti noted to check current smoke detectors as they could be expired. Anne Walker made a motion to approve the Mountain Alarm proposal of \$8,152 to replace the alarm panel and change to heat detectors for each unit with funds from the maintenance reserve. Heidi Curry 2<sup>nd</sup> the motion. The motion passed unanimously.

### Parking Lot Resealing & Crack Repairs

Patti Green present the proposal from Hunt Construction. Ron encourages the members to at least do the crack repairs this year. Patti suggested the resealing could wait and be done in 2022. The members discussed the project. Ron Walker made a motion to proceed with the crack sealing this year with Hunt Construction using funds from the maintenance reserve. Robert Oehman seconded the motion. The motion passed unanimously.

### ANPAC Airport Noise Mitigation

Bill Mundell provided information to the members on a new committee that was formed to mitigate noise from the airport due to the increase in air traffic. Members can reference the ANPAC website for more information, [www.airportnoisejh.org](http://www.airportnoisejh.org). Also on this website, you can sign a petition and fill out a survey.

### Bike Path/Parking Lot

Patti Green discussed the proposed bike path and a parking lot at the corner of Sagebrush Dr and Spring Gulch. The members in attendance discuss and agreed they are strongly opposed to a parking lot at this location. Patti said she will be working with other members of the area to write a letter of opposition.

### **Financial Report** (attached)

#### Review of the 2020-2021 Financials

Patti Green provided a recap of the 2020-2021 year noting this year was a transition from MPM and the HOA hiring an employee. Patti discussed the equipment and items purchased for the HOA and the employee. Patti noted that insurance and water/sewer are both over budget as five quarters of payments were made in 2020-2021 due to timing. Also, legal fees were over budget due to revising and preparing the updated governing documents.

#### 2021-2022 Budget

The Board is recommending the same HOA dues as last year and proposing a similar budget for expenses. The Board is recommending the quarterly reserve collection be \$200/unit/quarter, and the operating dues at \$1,755/unit/quarter. Conne Morgan made a motion to approve the 2021-2022 budget presented. Heidi Curry seconded the motion. The motion passed unanimously.

### **Election of the Board of Directors**

Three owners (Patti Green, Heidi Curry and Roger Grove) have indicated they are willing to serve on the Board. Owners on the call were asked if anyone else was interested in serving. No other nominations were presented. Alice Oakley made a motion to elect Patti Green, Heidi Curry and Roger Grove as the Board of Directors for 2021-2022. Marjorie Swansen seconded the motion. The motion passed unanimously.

Lori King made a motion to adjourn the meeting. Alice Oakley seconded the motion. The meeting was adjourned at 3:14 pm.