

**Golf Creek Ranch
2022 Annual Meeting
In-person & Zoom Meeting
July 13, 2022
3:00 p.m.**

Owners in Attendance:	Richard Stec & Janet Andre	12
	Carolyn Lewis	13
	Barbara Mundell	14
	Roger & Rhonda Groves	21
	Lori King	22
	Patti Green	23
	Jason & Erin Hofmann	25
	Jackie Cecil	31
	Robert Jake Moore	32
	Al Dorsett	34
	Matt Golombek & Connie Morgan	35
	Robert & Charlotte Oehman	36
	Corey & Jill Jairl	41
	Gary Brown	42
	Richard & Cynthia Brown	43
	Paul and Heidi Curry	44
	Reed & Jill Armijo	45
	Marjorie Swansen	46

Owners by Proxy: Leslie Reese 11 to the Board, Justin Bennett 16 to the Board, Alice Oakley 24 to Patti Green, Ginny Gifford 26 to the Board, Steve Nestler 47 to the Board

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 3:07 pm

Adopt Agenda

Erin Hoffman made a motion to accept the agenda. Barbara Mundell seconded the motion. The motion passed.

2021 Annual Meeting Minutes

Heidi Curry made a motion to accept the minutes as written. Rhonda Groves seconded the motion. The motion passed.

Annual Review HOA 2021

Patti Green noted the new mailbox cluster was installed and all unit owners have a mailbox. Ron the on-site manager can distribute keys if need a mailbox. A new fire alarm panel and heat detectors in each unit were installed. Patti noted that the good news is that since the new detectors have been installed we have not had a false alarm and the fire department has not been dispatched. Patti reminded homeowners to check their individual smoke detectors that they are in good working order and the detectors are not expired. The members asked for the phone number to call in case they need to cancel a false alarm. GTPM will get the phone number and distribute it to the owners.

Roger Groves reported on airport noise mitigation and gave an update. He noted that the only airline flying with the new quieter technology is Southwest Airlines at this time. Other airlines are hoping to have quieter technology in the next couple of years.

Patti Green reported on the bike path proposal at the corner of Sagebrush Drive and Spring Gulch Road. Patti attended a meeting with the park service and noted that people were in favor of the bike path, but disapproved of a parking lot. At a meeting, it was discussed that they needed an area for school buses and slow plows to turn around and it was not a parking lot. Patti also said they asked to not have the map board and seating area installed as are not needed at this location.

Patti Green and Ron discussed trash and recycling. The plastic bag recycle container will be eliminated and there will be a separate container for newspapers and one for magazines. The trash rooms are not for cardboard, please take the cardboard boxes to the County recycling bins on Spring Gulch Road, just north of the Gros Ventre River. If you have yard waste like weeds, branches, and leaves please bag it separately from trash and put it by the trash trailer. The Teton County Transfer Station requires trash and yard waste to be separated or a fine is levied.

It was brought up that any owner wishing to install a radon mitigation system Must include a Board approved exterior covering matching the existing building and include insulation for noise reduction.

Old Business

Parking lot crack repairs

Hunt Construction gave an estimate of \$2925 to seal the cracks in the parking lots. The crack repair work was approved at last year's Annual Meeting and the money will come from the maintenance reserve account.

New Business

Gutter repairs

All American Gutters gave a job estimate of \$3500 to repair gutters at each unit that requires repairs. Patti reported that All American Gutters use aluminum gutters. The members asked if aluminum could be stated on the estimate from All American Gutters. Lori King made a motion to approve the estimate from All American Gutters by using aluminum materials. Gary Brown seconded the motion. The motion passed unanimously.

Establish Task Forces

Patti Green recommends establishing a task force with a member representative from each group to work within their group to address issues and provide possible solutions. Then the 4 representatives can get together to suggest solutions to the Board to resolve issues for the community. A few topics for discussion will include vehicle parking for short-term rentals, providing consistent HOA rules and

regulations in each rental unit, landscaping and gardening, exterior lighting, and partitioning garage stalls. The members agreed to establish the task force.

Financial Report

Review of the 2021-2022 Financials

Edye Sauter provided a recap of the 2021-2022 year. Edye reported that a few expenses were over budget and a few under budget. Ground labor/materials over budget due to repairs that were made for drainage, gutter repairs, and tree trimming. Edye noted that on June 30, 2022, the balance in the checking account was \$8,086 and \$73,824 in the maintenance reserve account. David Lewis made a motion to approve the 2021-2022 financials presented. Barbara Mundell seconded the motion. The motion passed unanimously.

2022-2023 Budget

The Board is recommending an increase in HOA dues this year due to the higher cost of services, labor, insurance and utilities. The Board is recommending continuing a quarterly reserve collection of \$200/unit/quarter, and the operating dues at \$1,950/unit/quarter. Patti asked if the member would like to begin collecting funds for the Sagebrush Drive road maintenance. The members decided to not collect funds at this time. They would like to wait until they have an estimate of the cost to repair the road. Marge Swanson made a motion to approve the 2022-2023 budget presented with the HOA dues of \$1,950 for HOA dues and \$200 for maintenance reserve. Heidi Curry seconded the motion. The motion passed unanimously.

Sagebrush Drive Association (SDA) Update

Patti Green gave the members the history of Sagebrush Drive and the development of the area. Patti attended and testified at the court case in February and the judge has not given an opinion as of yet. Patti reported that Nelson Engineering did an updated evaluation of the road and most recently provided the first draft. The SDA Board is hoping to form a committee of knowledgeable professionals who live along Sagebrush Drive to review the report so as to validate suggested actions or eliminate unneeded changes. The purpose of the review will be to provide support for the controversial discussion as to whether the work to be performed is considered general maintenance or road improvement.

Election of the Board of Directors

On June 13, 2022, a letter was sent to owners asking for interest in applying for a board position and no responses were received. Three owners (Patti Green, Heidi Curry and Roger Grove) have indicated they are willing to serve on the Board. Patti asked if there were any nominations from the floor and no other nominations were presented. Jill Jairl made a motion to elect Patti Green, Heidi Curry and Roger Grove as the Board of Directors for 2022-2023. Heidi Curry seconded the motion. The motion passed unanimously.

Adjournment

The meeting adjourned at 5:42 pm.