

**HILLSIDE TOWNHOMES HOMEOWNER'S ASSOCIATION**  
GRAND TETON PROPERTY MANAGEMENT  
610 W. Broadway, Suite 203, Jackson, WY 83001  
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2017 Annual Homeowner's Meeting Minutes  
April 12, 2017 at 12:00pm  
Office of Grand Teton Property Management

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**Attendance:**

**Present (7):** David Park, Pamela Stockton, Diana & Rusty Brown, Les Peak, Nancy Peak, Betty Terrill, Joan Baldwin

**Present by Proxy (5):**

*Proxy to David Park:* Kyle & Kim Mills, John & Tasha Curry, Kimberly Hoffman

*Proxy to Betty Terrill:* Pete Karns

**Quorum present (75%)?** Yes, 75% of homeowners were present either in person or by proxy.

**Others Present:**

Grand Teton Property Management (GTPM): Tina Korpi, Nina Ruberti

**1. Reading and Approval of the 2016 Annual Meeting Minutes**

David Park made a motion to approve the 2016 annual meeting minutes, Rusty Brown seconded, and there was no objection. *The 2016 annual meeting minutes were approved.*

**2. Financials**

• ***Review of the 2016 Actuals***

Tina Korpi reviewed the 2016 actuals. The total operating revenue was \$74,037, the total operating expenses were \$77,377, resulting in a net deficient of \$3,340. The operating account balance was \$4,217.98 and the maintenance reserve account balance was \$102,426.51.

• ***Review of the 2016 Proposed Budget***

Tina Korpi reviewed the 2017 proposed budget. There was much discussion about upcoming projects and raising the dues as the roof will need replacing in a few years. Rusty Brown moved to approve the 2017 proposed budget, Les Peak seconded, and all were in favor. *The 2017 budget was approved and will look at raising the dues next year.*

**3. Old Business**

• ***2016 Projects***

The projects that were completed in 2016 were: fire hydrant flushing, sealing of parking lot, partial staining of buildings and front decks, and tree trimming.

#### 4. New Business

- **2017 Projects**

- ***Fire hydrant flushing***

Dana Park will flush the fire hydrants annually since the Town of Jackson no longer does it. It is scheduled in May and she is giving Hillside a discount

- ***Heat Tape Replacement***

GTPM has contacted Mountain Electric to give an estimate for replacement of heat tape for all units. Once the bid is obtained and approved, GTPM will schedule the work to be done.

- ***Tree Trimming, Replace 2 North Pine Trees, Plant Bed Fills***

Valley Landscaping rates have increased by 5%. GTPM will contact Jim Webb to get an estimate for medium side bark mulch for back beds. Arborworks will go by to check the trees once they start budding. After much discussion about the two lost pine trees, it was decided not to replace them.

- ***Staining of Back Decks***

Franklin will let GTPM know when they have set the schedule for the staining of the back decks. The HOA has requested to be early in the summer.

- ***Inspection (2018) of roof, rubber areas and shingles***

GTPM will contact Intermountain Roofing for a roof inspection and estimate for a roof replacement. We have requested that while they are up there they repair any flashing or missing shingles. GTPM will pass on the inspection and estimate once received.

- ***Dog Walk Paths/Dog's Off Leash***

After much discussion with the number of dogs being walked along the path, it was decided to keep the gate closed.

- ***Change Rodeo sign from "No Outlet" to "Private Drive 15mph"***

GTPM will order two signs – "Private Drive – Dogs on Leash". One sign will replace the "No Outlet" and the other will be posted on the gate.

- ***CCR update for AC Installs***

Rusty Brown brought up the idea of board approval to put in A/C units. Tina Korpi explained the process to update, amend, and approve the CC&R's is a very long process. It was decided to leave the CC&R's the way they are and to discuss with the homeowners if the need arises.

- ***Election of Directors***

Joan Baldwin motioned to nominate the board members to stay on the board, Rusty Brown seconded the motion, and all were in favor.

**The 2017 Board of Directors:**

David Park - up for re-elect in 2019

Nancy Peak - up for re-elect in 2019

Rusty Brown - up for re-elect in 2018

Pamela Stockton - up for re-elect in 2018

**6. Adjournment**

With no further discussion the meeting was adjourned at 1:06pm.

Respectfully submitted,

Nina Ruberti, Homeowner Association Manager  
Grand Teton Property Management