

**Hillside Homeowner Association
Grand Teton Property Management
P.O. Box 2282
Jackson, WY 83001
307-733-0205 Fax 307-733-9033**

2002 Annual Members Meeting

June 12, 2003

5:30 PM

The Offices of Grand Teton Property Management

I. Attendance

Name	Unit
Rob and Julie Cheek	#612
Teresa Rino and Stephen Comeau	#642
Jacque Cook	#678
David Park	#690
Cliff Martin	#657
Donna Martin (KRLP)	#648, 684
Russell Brown	#624
Kim and Kyle Mills	#618
Kim Hoffman	#696
Penny Mohan	#606

Represented By Proxy
Peter Van Karns

II. Determination of Quorum

With 12 out of 16 units represented either in person or by proxy it was determined there was a quorum.

III. Reading and Approval of the 2001 Annual Members Meeting

Julie motioned to accept the meeting minutes as written

Seconded by Rusty

Vote All in Favor

Financial

I. Review of the 2002 Income and Expenses

Tina reviewed with all present the 2002 income and expense pointing out the income was \$34,416.00 and the expenses were \$21,926.25. See attached financials.

II. Review of the 2003 Income and Expenses

Tina reviewed with all present the 2003 income and expenses as of May 31, 2003, pointing out the income was \$17,800.00 and the expenses were \$11,528.16. The balance in the checking account is \$20,576.79. See attached financials

III. Review of the 2003 Proposed Budget

Tina reviewed with all present pointing out the dues would remain at \$200.00 a month. See attached. Rob motioned to accept the 2003 proposed budget.

Seconded by Cliff

Vote All in Favor

Old Business

I. Pets

All present discussed the specific issues with dogs, reminding residents that you must pick up feces after your pet as well as obey leash laws and do not allow the pets to bark. Rusty brought an advertisement for Bark Free a specially designed speaker that picks up a dogs bark and sends a corrective tone to keep the dog from barking. Tina has copies if anyone is interested. All present ask that Tina send a friendly reminder outlining the rules and regulations. After much discussion Rusty motioned to not allow tenants to have pets.

Seconded by Rob

Vote All in Favor.

As of June 12, 2003 Tenants may not have pets, you must be an owner to have pets at Hillside Homeowner Association.

New Business

I. General Information

A. Noise

B. Parking

C. Garbage Containers

All of the above items were discussed pointing out that garbage containers must be rolled back to the units the day of pick up. Visitor parking is designated and can not be used for overnight parking or recreation vehicle parking.

II. Sprinklers

A. Installation of a new line

Tina stated that a new line to cover an area on the east side of the units That is not getting enough water is being installed.

B. Time Restrictions – The time restrictions on watering are 11:00pm until 6:00am.

- III. Decks
 - A. Color
 - B. Oil vs. Latex
 - C. Upper Decks
 - D. Application

There was discussion regarding the staining of the front decks in the spring of 2004, All present agreed to a natural cedar color

Rob motioned to have the board choose the contractor for the deck staining.

Seconded by Diane

Vote all in Favor

- IV. Exterior Improvements
 - A. AC Units
 - B. Exterior Changes
 - C. Wireless Antennas

All exterior changes or improvements must be approved in writing by the Board of Directors prior to any changes taking place. This includes the installation of antennas, AC units and Screen doors. Unless the screen door is a phantom door it must also be approved. All proposed door changes should be the same color clad door. The antennas should be installed next to the chimney so they will not be seen.

- V. Development Sign
 - Rusty will take care of the sign.

VI. Set Date for Next Annual Meeting
The next annual meeting will be set for March 18, 2003

VII. Set date for Next Executive Meeting
This meeting will be held in October of 2003

X. Election of Officers
Rusty nominated Jackie Cook and David Park
Seconded by Rob
Vote all in favor

The Following is the current slate of officers.

President	Rusty Brown	1 year remaining of a two year term
Vice President	David Park	2 Year term beginning in 2003
Treasurer	Kim Mills	1 year remaining of a two year term
Secretary	Jackie Cook	2 year term beginning in 2003

XI. Other
Rob asked that the homeowner directory be updated and distributed.

ADJOURNMENT

With no further business the meeting was adjourned.

Respectfully Submitted,

Christina Korpi,
Grand Teton Property Management

Hillside Townhouse HOA Rules
Short Form

1. **Animals – Article VII**
 - a. No more than two generally recognized house pets
 - b. Shall at all times be restrained or leashed
 - c. Shall be feed indoors or if out doors so not to attract wildlife.
 - d. Quite hours are between 10:00 p.m. until 8:00 a.m.
 - e. Owner's are responsible for cleaning up after their pets and grounds
 - f. Owner will be fined \$100.00 for violating the above rules
 - g. Pets caught harassing will be impounded and \$200 fine assessed

2. **Vehicles and Prohibited Structures - Article VIII, XVI**
 - a. Over night parking is **NOT** allowed in 'Visitor Parking' This is a must in the winter!
 - b. Speed on Hillside Drive is 15 MPH
 - c. No inoperable vehicles outside the garage
 - d. Section 10, Parking owners have 4 spaces, 2 in the garage and 2 in front of garage.
 - e. No Parking next to grass on south side of Hillside Drive
 - f. Further items in CC&Rs

3. **Noise - Article XIV**
 - a. Section 2 – Quite hours are between 10:00 p.m. until 8:00 a.m.

4. **Signs and Lights – Article IX**
 - a. Signs larger than 1 sq foot Identifying Owner or occupant is allowed
 - b. No Real Estate or For Sale signage

5. **Trash - Article XI, XVI**
 - a. Garbage bin are to be kept in doors, except for pickup
 - b. Section 3 Nothing, particularly cigarette butts, shall be thrown or emptied out windows or doors into the common areas

6. **Exterior Maintenance – Article XIII, V**
 - a. Exterior **Improvements**, Must be approved by the Board of Directors. See Architectural Control Section 1.