

Jackson Hole Golf and Tennis Condominiums

Annual Member Meeting

Jackson Whole Grocer, Upstairs

Tuesday, March 10th, 2015, 5:00 pm

MEETING MINUTES

Board Members

Chris Colligan Jason Williams

Lisa McGee

1. Attendance

Paul Duncker

Pat Michael

David Baker

Casey Stout

Lisa McGee

Julia Heemstra

Alma Rosas

Ted Benson

Chris Colligan

Jason Williams

Represented by Proxy:

Miguel Enriquez

Andy Erskine

Steffan Freeman

GTPM:

Demerie Northrop

2. Welcome and Introductions by President, Chris Colligan 5:10

Chris called the meeting to order and discussed the state of the HOA. He thanked the homeowners for being good neighbors and for not forcing the board to police the neighborhood. We discussed that a capital reserve study was conducted last year to take a look at the HOA's assets and future expenses. This study documented the useful life of the assets and when the HOA could anticipate needing to repair or replace these items. The board is recommending an increase in the dues based on inflation, since there have not been any adjustments in dues. The additional income will be used for the increase in expenses and the rest will be earmarked for the maintenance reserve account. Last year the HOA sent \$7,000 to the maintenance reserve account. The board has transferred an additional \$7,000 from the operating account to the reserve fund. The board has cut as many corners as possible concerning the expenses: planting our own trees, reducing the mowing and snow plowing, etc...

Gutters were installed on the back of several units who opted to have them installed at their own expense. The board had tried to amend the CC&Rs over the summer to modify the unsightliness clause in the existing covenants. This modification will allow for homeowners to purchase small storage closets to keep on their limited common area (on their patios). We did not receive

enough votes to make this change, as 75% approval is required. The homeowners, and specifically Julia, seemed very interested in continuing the pursuit of this amendment and will go door-to-door, if necessary to get the required number of votes.

2. Determination of Quorum & Call to Order

With 13 of 22 units represented either in person or by proxy, it was determined there was a quorum.

3. Approval of February 26, 2014 Minutes

David Baker moved to approve last year's annual meeting minutes. Ted Benson seconded the motion and all homeowners voted in favor.

4. Financial Report –

Demerie Northrop from Grand Teton Property Management reviewed the actual expenses and explained the areas where more or less money was spent than what had been in the budget. The largest areas of discrepancy were in the alarm monitoring line items which is because the system was switched over to a cellular service last summer. It was a lot of expense on the front end to replace the alarm system, but the monthly fees are significantly lower and the phone lines have been completely eliminated.

The board also discussed the recent insurance claim filed for the Stout residence. The Stout's were out of town when their washing machine hose failed and flooded their home. The HOA insurance took care of the damage and the HOA will be paying the \$2,500 deductible. Casey Stout wanted to let the homeowners know that everyone should consider switching out their plastic washing machine hoses and using stainless steel instead. Also, if you will be leaving town for more than three days, it is recommended that you turn off the water to your washer. The board is proposing an 8% increase in dues, most of which will be going to the maintenance reserve account. This amount was reached by calculating the cost of living increase over the past 5 years, when the units were built and the dues amount was set. Pat Michael moved to approve the budget with the dues increase. Paul Duncker seconded the motion. All voted in favor.

5. Board Elections

Lisa's term is expiring this year and her seat is open. Paul nominated himself. Casey nominated Lisa. After a secret, written ballot, Lisa was reelected to her seat on the board by a 7-6 vote.

6. Old Business

a. Landscaping/Snow removal services

The homeowners discussed the current landscape situation and the cost. We did receive several bids for the summer landscaping from different contractors and the cost is quite a bit higher than what has been paid in the past. The question to the homeowners is whether the time and energy spent on the current landscaper worth the savings? Pat suggested that since

the mowing and trimming is good, maybe they keep the current company on to do that and hire someone like Sprinkler Specialties to manage the irrigation. GTPM will request a bid from Sprinkler Specialties to handle the irrigation. We may need to replace trees in the neighborhood, as the animals were busy in the fall and winter.

~ The dumpster continues to be an issue for the homeowners. Demerie at GTPM and Chris have made numerous calls and attempts to reach out to Westbank Sanitation to request a different dumpster. They are the only company that provides bear-proof dumpsters in Teton County. They have replaced the current one three times but keep bring the same type back. The HOA would like to get a dumpster with a sliding door. We have requested this and will continue to work on it. In the meantime, the board would like to ask homeowners not to put trash bags on top of or next to the dumpster if they are unable to open it, as the birds and other critters get into it and make a mess with trash everywhere.

7. New Business

a. Amending Bylaws

The homeowners had a lively discussion about the proposed amendments to the bylaws. Demerie explained that the election process was one of the sections being changed to make it easier and more homeowner friendly to run for the board. With the new proposed bylaws, you can make nominations to the board from the floor of the annual meeting. The other section being amended is an addition to the bylaws providing the board of directors the authority to impose fines on homeowners in the event that the rules and regulations are violated. Paul does not want the board to be able to go around fining homeowners. The board explained that there is a process in place through the CC&Rs prior to a fine being assessed and that a homeowner has the right to appeal any fine. Previously, the bylaws stated that if a homeowner was in violation of the rules they would have to go to District Court to enforce the rule per Wyoming state statute. Ultimately, the board did not have good legal standing to assess fines, so the HOA had its attorney draft this amendment and review the current governing documents to draft this document. Pat Michael moved to approve the amendment to the Bylaws. David Baker seconded the motion. All voted in favor with one opposed.

b. Capital Reserve Study

Discussed in Chris' opening remarks.

c. Reminder about heat tape use

The board wanted to remind people to turn on their heat tape during the winter.

8. Adjournment 6:40