

Jackson Hole Golf and Tennis Condominiums

Annual Member Meeting

Grand Teton Property Management

Tuesday, January 14th, 2020, 5:00 pm

MINUTES

Board Members

Jason Williams Mattie Sheafor
Chris Mooney

ATTENDANCE

Jason Williams	Steffan Freeman	Lisa McGee
Dick Stout	Andy Erskine	Mattie Sheafor
Chris Colligan	Julia Heemstra	Vanessa Pratt
Colby Stevens	Jan Vorel	

Represented by Proxy:

Miguel Enriquez Chris Mooney

GTPM:

Demerie Edington Tina Korpi Doug Henderson

1. Welcome and Introductions by President, Jason Williams 5:06
2. Determination of Quorum & Call to Order
With 13 of 22 owners represented in person or by proxy, the 1/3 quorum requirement was fulfilled.
3. Approval of January 14, 2019 Minutes
Andy Erskine moved to approve last year's meeting minutes. Dick Stout seconded the motion, and all voted in favor.
4. Financial Report –
 - a. 2019 Financials
Demerie Edington from GTPM reported on the year-end financials from 2019. The operating account currently has a balance of \$48,944 and there is \$70,402 in the maintenance reserve account. The HOA collected \$78,524 in income last year, slightly over the budgeted amount as there were a few delinquent accounts that were collected. The HOA spent \$85,355 in 2019 which includes \$15,419 that was deposited into the reserve bank account. There were a few areas where the HOA exceeded the budget. Maintenance and repairs went over budget due to the gutters placed at one of the units that had declined gutters at the time they were being installed several years ago. That same unit had concrete work done to replace a few slabs that were badly damaged which cost \$2,800. The HOA went over budget in Fire Sprinkler Maintenance and monitoring. The HOA paid for two inspections in the 2019 calendar year (one was completed in 2018

but billed in 2019). Additionally, there were two repairs in one of the sprinkler lines which needed to be repaired pushing the line item over budget. Snow removal also exceeded the budget in 2019 due to the massive amount of snow in Teton County and the extra effort needed to keep the roads and sidewalks clear.

b. Approval of 2020 Budget

A few adjustments were made to the 2020 budget to accommodate increased spending based on actual costs from 2019. Andy Erskine moved to approve the budget. Dick Stout seconded, all voted in favor with Steffan Freeman opposed. Initially, the board did not recommend an increase in dues, but after conversation throughout the meeting about preparing for future capital expenses the owners present felt it necessary to increase dues to keep up with the increased cost of living by 5% as operational costs are expected to increase and money will be needed for upcoming expenditures. There was discussion about the increase being too much for single owners to afford; the counterpoint to this argument is that the cost of a special assessment would be an even greater hardship and the more money the HOA can save now for large projects, the less burdensome it will be to owners when it comes time to do projects. Chris Colligan moved to increase the dues for 2020 starting in February by 5% (\$14 per month/unit). Dick Stout seconded the motion. All voted in favor with Steffan Freeman and Vanessa Pratt opposed.

6. Old Business

a. Reminder about heat tape use

Tina Korpi drove through the HOA to look at the snow conditions on the ground as well as on the roofs. The HOA would like to remind everyone to be sure to plug in their heat tape. If you are out of ice melt, please notify Demerie and she will get more delivered to you. There may be some areas/units that, due to their sun exposure, may have more issues with ice dams. We will need to keep an eye open and watch these spots. GTPM can hire a building expert to examine these units more closely to observe and note any issues or repairs that may be needed and conduct a general overview on the building conditions. The owners present noted they are interested in this and would like to consider having this done next year and budgeting for it in 2021.

b. Renovations to your unit reminders

If you are planning to do any work in your unit, be sure to notify the Housing Authority as well as completing the request form for the HOA to be in compliance with the governing rules and documents for the community.

Some owners have had issues with their water heaters and dryer vents. All owners need to be sure they have these items checked and cleaned as directed. You may be at the end of the useful life of your water heater and if you are replacing it, you may want to consider adding an expansion tank to help manage the high-water pressure in the neighborhood. Building codes may have changed since these homes were first built and improvements may be offered. Note, this is an individual homeowner matter and is not the responsibility of the HOA.

Regarding the dryer vents, the owners present would like to have the HOA clean them out and then owners will manage the maintenance individually. GTPM will schedule this work to be done.

7. New Business

a. Smoke Alarms

These have been an issue since the buildings were constructed. It is not a monitoring issue. It seems to be most problematic when the dew point levels get low (especially toward the end of the summer). Closing your windows seems to help the problem, according to other owners.

b. Projects for 2020

This summer GTPM will arrange to have the lines and numbers repainted. A different company will be used to make sure they are more durable and last longer than the ones done previously.

A copy of the Capital Reserve Project will be sent out to all owners again to remind everyone of the future projects and maintenance that the HOA will need.

8. Board Election for Jason Williams' seat

Jason is not interested in rerunning for his 3-year seat on the board. Dick Stout and Jan Vorel both volunteered to fill the seat. After the ballots were counted, the HOA welcomed Dick Stout to the board. He will join Chris Mooney who has one year remaining on his term and Mattie Sheafor who has two years remaining.

9. Adjournment 6:24