

RIVERMEADOWS HOMEOWNER'S ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
PO Box 2282, Jackson, WY 83001
(307) 733-0205 Fax (307) 733-9033

2022 Annual Meeting Minutes - draft
July 11, 2022, at 4:00 pm MT
Zoom Meeting

Board Members in attendance: Chris Tisi, Nick Orsillo, Steve Kellogg, Debby Atkinson, and Cindy Booth

Owners Present: Bob Atkinson, Joan Baldwin, Peter Barker, Erme Catino, Daniel Fulton, Linda Kellogg, Mary Lynne & Stephen Kneller, Travis Goodman, Julie Hamby, Michael Lissner, Nathan Longenecker, Merrill Ritter, John Robishaw, Diane Schafer, Adam Shaifer, White Matthews, Stephanie Williams, Cynthia Wiltshire, Kyle Hawley

Proxies: David Aul to Tisi, Jeff Schenck to Tisi, Michael Monier to Kellogg, Kristos Kevor to Tisi, Martin Colombatto to Tisi

Others: Tina Korpi and Edye Sauter, Grand Teton Property Management
Kim Hindman, Lot 33 Cody Land Development Corp

I. Call to Order

Chris Tisi called the meeting to order at 5:07 pm.

II. Determination of Quorum

It was determined that a quorum was established by those present and by proxy.

III. Adoption of Agenda

Merrill Ritter motioned to adopt the agenda as presented. Steve Kneller seconded the motion. Vote: All in favor.

IV. Approval of 2021 Meeting Minutes

Merrill Ritter made a motion to approve the 2021 meeting minutes, and Cindy Booth seconded. Vote: All in favor.

V. Old Business

A. Rivermeadows Signage

The entry sign has been repaired and looks very nice.

B. Road Repairs

It has been noted and discussed that some edges along the road need repairs and the possible chip seal, crack repairs, or asphalt sealing of the roads. The road sealing has been put off for a few years but needs to be done in the next couple of years and money will need to be collected to seal the roads from homeowners.

C. Open Space – Deadfall

Nick discussed removing the deadfall and trees from the open space has not been occurring to keep HOA fees down. Nick asked to receive input from the homeowners about cleanup in the open spaces as it will take an estimate of \$15,000 to \$20,000 per year for minimal cleanup. The Board encourages

everyone to take care of their lots for dead trees and removal. The Board would need to approve a homeowner removing trees from the common space that would be adjacent to their lot even if the homeowner was to pay for the tree removal. The homeowner could contact Rob at the Teton Conservation District to get tree removal recommendations. The Board will draft and approve a letter that will be sent to homeowners letting them know if they receive a recommendation from Teton Conservation on tree removal and obtain Board approval, they can remove trees in the common area adjacent to their home at the homeowner's expense.

VI. Architectural Design Committee Report

There is nothing to report at this time. The association reminds homeowners that all guidelines and regulations regarding the Architectural Committee can be found in the CC&Rs and Bylaws.

VII. Financial Report

A. Review 21/22 Financials

The 2021/22 financials were presented showing the total revenue from association members equaled \$63,600 while total expenditures reached \$62,970, leaving the association with a budget surplus of \$635. Noting snow removal and tree spraying were over budget. As of June 30, 2022, the cash balance was \$79,263.

B. Review and Approve 22/23 Budget and Dues

The presented proposed budget for fiscal year 22/23 has an increase of \$1200 per year to \$2000 per year per lot. The expenses that have increased are for snow removal, property taxes, general maintenance, road maintenance, weed and tree maintenance. The Board recommends adding an expense for slash pile/tree removal of \$5000 and \$15000 to maintenance reserves.

Merrill Ritter motioned to approve the presented 2022/2023 budget with the annual HOA Dues of \$2000 per lot. Debby Atkinson seconded this motion. Vote: All in favor.

VIII. Elections

Board of Directors: Chris Tisi, Nick Orsillo, Steve Kellogg, Debby Atkinson, Cindy Booth
Steve Kneller made a motion to re-elect the same slate of directors. Diane Schafer seconded the motion.
Vote: All in favor.

Officers:

Debby Atkinson made a motion to elect Chris Tisi (President), Nick Orsillo (Vice President), Steve Kellogg (Treasurer), Debby Atkinson (Secretary) and Cindy Booth (Officer). Cindy Booth seconded the motion. Vote: All in favor.

X. Adjournment

The meeting was adjourned at 5:49 pm.

Respectfully Submitted by,

Edye Sauter
Grand Teton Property Management