

**SOUTH MILLWARD HOMEOWNERS ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
P.O. BOX 2282, Jackson, WY 83001
(307) 733-0205**

2018 FOLLOW UP TO ANNUAL MEETING

July 31, 2018 @ 11:00 am

*Offices of Grand Teton Property Management
The Centennial Building, 610 West Broadway, Suite 203*

MINUTES

1. Attendance

Elizabeth Kelleher

Lee Sarno

Bob Norton

Robin and John Bellamy

Quinn Dilucente

Maggie Zock (via phone conferencing)

With six members present, it was determined there was a quorum.

Others present:

Tina Korpi, Nina Ruberti and Kelsey Bancroft, GTPM

2. Call to Order

Nina Ruberti called the meeting to order at 11:00am.

3. Financial Review

a. 2017 Year-End review of Actual Income and Expenses

Nina reviewed an updated 2017 actual income and expenses report. The operating revenue is \$24,901, the total operating expenses are \$27,588; amounting to a net deficit of \$2,687. The operating account balance is \$15,982.90 and the maintenance reserve account balance is \$14,059.87 as of 7/27/18.

b. Review of 2018 Proposed Budget

The members revisited the 2018 proposed budget that was tabled during the July 16, 2018 annual meeting. Quinn Dilucente motioned to approve the budget and Elizabeth Kelleher seconded. All were in favor and the 2018 budget was approved.

4. New Business

a. Potholes in Alley – re-graded by the Town of Jackson

The alley way has been re-graded by the Town of Jackson after they received several phone calls.

b. Tree Status Update

Snake River Tree and Shrub came and pruned some willow branches and cottonwood branch from the neighboring roof. Following a large storm, a tree split and needed to be removed. Snake River Tree and Shrub came back by and removed this tree.

c. Gutters

There was discussion that the estimate for the gutters given by Gus the Gutterman will not solve their problems. There is a larger problem with where to drain the water to. The homeowners do not want to do anything to their gutters at this time. It was suggested by Tina Korpi that they hire an engineer to come up with a drainage solution to resolve these issues. The homeowners decided they would explore some better options themselves, and would contact GTPM if they decided an engineer would be needed.

d. Staining/Painting – ARTectural Painting/Scott Berger

The painting is scheduled to begin the beginning of August. The homeowners discussed if there will be power washing and scrubbing of the peeling paint done prior to painting. Nina Ruberti informed the homeowners that this was part of the estimate. Bob Norton stated that because the siding has been painted prior it needs to be painted rather than stained. Bob also requested that GTPM keep a good record of the paint that is used for future reference and future touch ups needed. There was also question as to if the steps are included in this as well. Nina stated that these will be done as well.

5. New Business

a. Step replacement

Quinn Dilucente suggested the HOA look into replacing the steps with a synthetic wood to reduce future maintenance costs. Many homeowners were in favor of this happening sometime in the future but will discuss another year when it can be fit into the budget.

b. Sprinkler Adjustments

Robin Bellamy requested GTPM contact the landscaper to adjust the sprinkler heads as they currently spray the cars in the driveway. Nina will contact Wyoming Landscape to have this adjusted. Elizabeth Kelleher also noted that there are some burn areas where the sprinkler isn't reaching by building 635. Nina will ask that Wyoming Landscape address this as well.

6. Adjournment

With no further discussion, the meeting was adjourned at 11:38.

Respectfully submitted,
Nina Ruberti
GTPM