

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

**2013 Annual Meeting Agenda
August 6, 2013 @ 5:00 PM
The Offices of Grand Teton Property Management
610 W. Broadway, Suite 203**

1. Attendance

Vic Sarkissian

Jeff Moll

David Toran

Jeff Scully

By proxy:

Diana Brown

Julie Reed

Gail Kelley

Other present:

Rachel Block, GTPM

2. Determination of Quorum

With 6 members present in person or by proxy, it was determined there was a quorum.

3. Reading and Approval of the 2012 Annual Meeting Minutes

David moved to approve the minutes as written. The motion was seconded by Jeff. Vote: all in favor.

Financials

1. Review of the 2012/13 Actual Income and Expenses

Rachel reviewed the 2012/13 actuals with the members present pointing out that the total operating revenue for 2012 was \$21,070, the total operating expenses were \$18,006; amounting to a net income of \$3065. The operating account balance was \$19,613.46 and the maintenance reserve account balance was \$27,977.56 as of 8/5/13.

2. Review of the 2014 Proposed Budget

The members reviewed the 2014 proposed budget. David moved to approve the budget with an increase in the trash removal line item from \$4,100 to \$4,400 and no increase in dues. The motion was seconded by Jeff Moll. Vote: All in favor.

Old Business

1. Siding replacement – special assessment approval

Jeff Moll stated that he will work on getting siding replacement bids. Once received the board will review the bids and come up with a plan to fund the project. The HOA will then hold a meeting in the fall of 2013 to discuss and approve a special assessment in order for the project to take place in the summer of 2014.

2. Reminders

Rachel requested that everyone make sure to follow the rules and regulations of the HOA.

New Business

1. Election of Directors

David moved to elect the following slate for 1 year terms:

Jeff Moll

Diana Brown

Vic Sarkissian

The motion was seconded by Jeff Scully. Vote: All in favor.

2. Other

There is a tree in between David's unit and Julie's that needs to be removed. GTPM will take care of this.

Adjournment

With no further discussion, the meeting was adjourned.

Respectfully submitted,

Rachel Block

Grand Teton Property Management