

Cluster's Homeowners

Annual Meeting

Jackson Whole Grocer Community Room
Tuesday, January 26, 2016, 5:30 pm

MINUTES

Board Members

Lisa Carranza Phil Gyr
Andi Phizackerly Andra Adamson Kelly Matthews

Homeowners present: Philip Gyr, Max McClorey, Kelly Matthews, Andra Adamson, Wendy Merrick, Andree Dean, Andrea Holding, Lois Corbett, Erik Kimball, Andrea Phizackerley, Stefan Fodor, Catherine Shill, Elizabeth Carranza, Curtis Carter, Jenny Landgraf, Sam Jewison, Justin Tatosian, Suzanne Lagerman, Jared Lemieux

Homeowners present by proxy: Leticia Liera, Randi Kitt, John Demeulenaere, Glenn Simon, Peter Smith, Jeff Gaillard, Mike Beres, Wade Kallio, David Clemens, CT Marsh

Also Present: Demerie Northrop from Grand Teton Property Management

- 1) Welcome and Introductions – Phil Gyr, President
- 2) Determination of Quorum & Call to Order
Phil Gyr called the meeting to order at 5:39 pm, introducing himself and Demerie Northrop from GTPM. It was determined there was a quorum (50% is the current quorum) with 29 out of 42 homeowners present either in person or by proxy.
- 3) Approval of November 10, 2014 Minutes
Andra Adamson moved to approve minutes. The motion was seconded by Lisa Carranza. All voted in favor.
- 4) Presentation of Financial Reports and 2016 Budget
Demerie reviewed the 2015 financials. She explained that there was \$183,651.15 collected in income which was slightly under budget due to a few delinquent accounts and the fact that there was not enough insurance premium collected from owners to cover the actual premium. Expenses totaled \$152,080.28 which was over budget for a few reasons. The water project for Cluster 4 was more expensive than anticipated. Lawn care and maintenance supplies also came in higher than budgeted resulting in a net loss for the year of \$10,301.13. The maintenance reserve account has \$76,715 and the operating account balance is \$83,736. Andi Phizackerley moved to approve the financials for 2015. Erik Kimball seconded the motion. All voted in favor.
Demerie reviewed the proposed 2016 budget explaining that there would be a slight increase in what homeowners are being charged for insurance. This will increase from \$38.83 per month to \$41.10 per

month per homeowner. The proposed budget reflects actual costs and includes reduction in insurance, website maintenance, tree care, and irrigation. There will be increases in lawn care and water to align with the actual expenditures of 2015. Stefan Fodor thanked the board for not increasing dues and for reducing expenses wherever possible and moved to approve the proposed 2016 budget. Lisa Carranza seconded the motion. All voted in favor with Kelly Matthews opposed.

5) Old Business

a) Water Project Update

Cluster 4 was completed over the summer of 2015. Cluster 6 will be completed next. GTPM will contact Jorgensen to draw up plans and have Nolan Excavation work on the project once again.

b) General Maintenance Update

There were concerns discussed by homeowners with regard to several items they would like to see repaired. It was discussed that smaller projects get started sooner rather than later when they become bigger problems. This includes the trim, the garage roofs and facia. Painting of the siding also needs to be looked at. However, as one owner mentioned, if you paint before doing something to repair the moisture problems (i.e. install gutters) it would be a waste of time and money. There are concerns about the ice dams forming on the Clusters. GTPM will address this.

c) Update of “Josie Horn” Land Parcel

Phil Gyr updated the homeowners on the status of the 30’ land strip known as the “Josie Horn” parcel. After surveying and researching town archives, it has been determined that this land is owned by the Town of Jackson. After speaking to the town attorney, engineer and a council member, it was indicated that the town is willing to give the Clusters an encroachment – a permit will have to be submitted. Clusters will be requesting a long notice provision with that request. Notice of the Town Council meeting where the permit will be discussed will be sent to all homeowners to encourage their participation and support either by email or in person.

d) Discussion of proposed CC&R’s

While there is no parking plan included with the CC&Rs, it is something the board will address as soon as the covenants are passed by the HOA. Stefan Fodor thanked the board and the CC&R committee as the document is a vast improvement on what is currently on the books and while it is not perfect is very good and will be helpful to the HOA if passed. After collecting current ballots over the last couple months, only three more are needed to pass the covenants.

6) New Business

~ Dog poop is an ongoing issue within the Clusters. Homeowners would like a “friendly reminder” sent to owners and renters about the need to clean up after their pet.

~ Cluster 12 is concerned about his electrical box not being up to code for his unit. This brought up the need to have electrical panels that are currently in garages moved to the outside for easier access.

~ There seems to be an interest in having a spring clean up/potluck for the entire HOA as a way to meet the neighbors and have some social interaction with each other.

7) Election of Directors

Phil Gyr, Lisa Carranza, Andi Phizackerley and Kelly Matthews wish to continue their time on the board of directors. Erik Kimball also volunteered for the board. Having no other nominations or interest in the board, that slate was elected to serve.

8) Adjournment 7:00