

COTTONWOOD PARK HOMEOWNERS ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
610 W. Broadway, Suite 203, Jackson, WY 83001
(307) 733-0205 – Fax: (307) 733-9033

2017 Annual Homeowners Meeting Minutes
October 24th, 2017 at 6:00pm
Cottonwood Park Community Center

Attendance:

Present (38): Rick Abrams, Brad Howard, Patrice Banks, Molly Breslin, Diane Brown, Jeannine Brown, Phil Cameron, David Cernicek, Erik Dombroski, Diane Dragancea, Chris Erickson, Jared Felicetti, Claudia Gillette, Margaret Gordon (2), Dennis Jesse, Dean Judson, Kim Kent, Katherine Koriakin, Adam Mates, Joe Maxwell, Jennifer Mohl, Doug Niemi, Jeff Olson, Dave Pfeifer, Taylor Phillips, Meagan Piker, Jackie Polzin, Karen Priebe, Dwight Reppa, Andrea Reppa, Brad Schroeder, Edward Smith, Jason Snider, Steve Stec, Jill Veber, Rhonda Watson, Shanna Workman.

Present by proxy (40): Miriam Nelson, Debra Wuersch, Linda Hazen (2), Saadiah Freeman, Ken Strubble, Jack MacGregor, Rita Holmes, Robert Werner, Brett Kroger, Elizabeth Bebout, Nancy Dunlap, Will Smith, Janet Munro, Robert Wemple, Sue Cedarholm, Amanda Witte, Stephen Cope, David Lucas, LeRoy Nethercott, Michelle Weber, Alex Stevens, Barbar Finklenson, Stan Morgan, Deirdre Griffith, Jerry Tapp, Stephen Lottridge, Eva Throop, Sami Robinson, German Marquina-Sanchez, Lisa Robertson, Carol Woodward, Al Renneison, Julie Deardorff, Daniel Land, Matt Patridge, Diane Oglietti, Monte Humann, Peter Kline, Robin Gregory.

Quorum present? Yes there were seventy-eight (78) units present in person or in proxy.

Others present:

Grand Teton Property Management (GTPM): Tina Korpi, Nina Ruberti

1. Call to Order

President Dave Pfeifer called the meeting to order at 6:02pm and introduced the other board members, as well as Tina Korpi with GTPM.

2. Reading and Approval of the 2016 Annual Meeting Minutes

Dennis Jesse motioned to approve the 2016 Annual Meeting Minutes, Ray Fink seconded, and there was no objection. *The 2016 Annual Meeting Minutes were approved as presented.*

3. Financials

Review of 2016-2017 Actuals vs. Budget, Maintenance Reserve Account, 2017-2018 Proposed Budget, 10-Year-Plan/Capital Reserve, and Homeowners Dues 5% Increase and Adams Canyon Storage Increase – Tina Korpi

Tina Korpi reported that the total operating revenue for October 2016-September 2017 was \$185,158. The total operating expenses for October 2016-September 2017 were \$196,911, having a net expense of \$11,753 for the fiscal year.

The HOA dues increased 5% per quarter from \$165.38 to \$173.65 and Adams Canyon increased from \$75 to \$90 per quarter. This went into effect October 1, 2017.

There was much concern and discussion about the fencing. This will be addressed by the board.

Dennis Jesse moved to approve the 2017-2018 proposed budget, Ray Fink seconded, and there was no objection. *The 2017-2018 budget was approved.*

4. **Old Business**

The bike paths were sealed, patched, and repaired and the bridge in Corner Creek Park was replaced/repared this summer.

5. **New Business**

- ***Blair Drive Kids Bike Loop***

Brian Schilling, Town of Jackson Pathways Coordinator, is leading the project and asked the HOA for an endorsement letter. The HOA cannot take a stand on behalf of the homeowners. The informational flier is in the annual meeting packet and GTPM will email the flier to homeowners to get help get the information out. The trail is designed for younger kids (ages 3-12) featuring a dirt surface with small bumps and turns. The trail construction would be managed and provided by Mountain Bike the Tetons and Friends of Pathways trail crews. The proposed location is along the south side of Blair Drive on the two open space parcels owned by the Town of Jackson between Whitehouse Drive and the Community Garden near Jackson Hole Middle School. If you are in favor or opposed or have any further questions, please contact Brian Schilling at bschilling@tetonwyo.org or at 307-732-8573.

- ***Discussion of upcoming projects***

The culvert under the road to the pond needs to be replaced to improve water flow. There was much discussion of the ditch and pond. Cottonwood owner Jason Snyder and landscape architect will discuss options with HOA Board this winter. The board will explore different funding options.

- ***Parking issues/ CCR Violation discussion/Dog Issues***

Grand Teton Property Management is doing drive through inspections in an effort to reach out to those homeowners with violations. A monthly log is kept and letters are being sent. The issue is the enforcement of the 72 hour window. We are asking for help from the homeowners as it is difficult to monitor.

- The overflow parking area is for guests. It is not intended for a resident's extra parking space. The parking is for 72 hours and after the 72 hours the vehicles should be removed for 72 hours.

- Dog issues are a city issue. If your neighbor has a barking dog, please let them know as they may not be aware their dog barks while they are not at home. GTPM will help and work in hand with Animal Control.
- **Election of Directors – Dave Pfeifer and Kelly Pobrosky are up for re-election this year. Steve Stec is up for election who is replacing Brad Schroeder**
Dennis Jesse motioned to re-elect Kelly Poborsky, Jackie Polzin seconded and there was no objection. Jason Snyder motioned to elect Steve Stec, Dennis Jesse seconded and there was no objection. Brad Schroeder motion to re-elect Dave Pfeifer, Dennis Jesse seconded and there was no objection. No more nominations. Vote all in favor of approving. Jason Snider accepted and Phil Cameron seconded.

The current Board of Directors is as follows:

Dave Pfeifer, President – term up in 2020

Margaret Gordon – term up in 2018

Dwight Reppa – term up in 2018

Kelly Poborsky – term up in 2020

Steve Stec – term up in 2020

6. Other Business

- **Design Review Committee**

Dave Pfeifer reminded all homeowners to contact Dennis Jesse to submit any potential changes on their houses to the design committee. This is to make sure that owners are meeting guidelines and getting the proper approvals prior to construction. Please contact DRC/Dennis Jesse to get information prior to construction. Greenhouses can be approved with covenant changes and design approval. No free standing building at this point, including storage sheds. Two-thirds homeowners approval is needed to change the CC&R's.

- ***Trash and Recycling***

There was much discussion about trash and recycling. GTPM contacted Teton Trash for a weight and tonnage report. An individual pays \$37.50 per month as compared to the HOA pays \$27 per month per homeowner. It is a \$10 discount through the HOA.

GTPM spoke with Curbside Recycling. It is \$19 a month per homeowner. There is no break in price for bulk number of homeowners. After much discussion of the challenges of recycling with maintaining the overflow of cans, sorting, the smell, and noise, it was agreed upon by the board to leave the recycling up to the individual homeowner.

West Bank Sanitation was providing roll off services to the HOA. Since the special assessment did not pass, the HOA discontinued the services. There are currently 10 homeowners who signed up for their services. It is \$10 per home per month West Bank requested an opportunity to bid on the trash and roll offs for the HOA. The board is willing to look at the pricing. GTPM will request a bid for trash with extra bins and 2 week clean up in spring and fall for branches, leaves, and dead grass.

- Dave Pfeifer recommended all homeowners check their homes for radon. Radon is a naturally occurring radioactive gas that is released from decaying uranium, found in soil throughout the state. Contact Teton County Public Health for short and long term kit costs.
- Owner, Phil Cameron, Executive Director of Energy Conservation Works, partners directly with Lower Valley Energy to help members save energy, To learn more, visit their website at www.choosetoreduce.org.

7. Adjournment

With no further discussion, the meeting was adjourned.

Respectfully Submitted,

Nina Ruberti, Homeowner Association Manager
Grand Teton Property Management