

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

**2017 Annual Meeting Minutes
July 18, 2017
2:00 PM
Home of Anne Ferazzi
4625 River Hollow Drive**

1. Attendance

Lot 1 Sanders- present	Lot 7 Manion- proxy (to David Hardie)
Lot 2 Hardie- present	Lot 8 Sieradski- not represented
Lot 3 Sheue- present	Lot 9 Koegler- present
Lot 4 Ferazzi/ Hammett- present	Lot 10 Bent- not represented
Lot 5 Cagann/MacIntyre- present	Lot 11 Shepherd- present
Lot 6 Haney- present	Lot 12 Peters- present

Demerie Northrop – GTPM

Guests: Chris Colligan from the Greater Yellowstone Coalition
Amy Ramage, Teton County Engineer
Lesley Beckworth from Teton County Weed and Pest
2. Call to Order 2:07
3. Determination of Quorum
With 10 of 12 lots represented by either proxy or in person, a quorum was met.
4. Guest time
Chris Colligan from the Greater Yellowstone Coalition and Amy Ramage addressed the homeowners with regard to the upcoming road work that will change the face of the intersection at Highway 22 and Highway 390. These groups are working with WyDOT for a long-term plan that will address the concerns about this prime wildlife corridor and how this construction may impact the moose and other animals in the area. With over 25,000 cars passing through this intersection on a daily basis, incorporating a wildlife corridor is important not only to these groups but to the homeowners of River Hollow as well. The bridge will be replaced in 2023 and these groups are getting involved early in the planning stages to be sure the wildlife crossing can be built in to the plans. WyDOT has agreed that after an environmental review has been conducted they will maintain whatever structure is built if the funding is there to create this corridor. The wildlife stewardship of the owners in River Hollow is both important and appreciated.

Lesley Beckworth addressed the homeowners about the noxious weeds and mosquito abatement in River Hollow. Homeowners are under a legal obligation to treat any noxious weed on their property. There is a list for each county about the species of weeds that need to be addressed each year. Teton County Weed and Pest can go and look at a property (with permission) and map what weeds are there that need to be treated. They use the safest chemical application to spot treat any weeds in an attempt to eradicate them. The average cost to treat noxious weeds is \$75/acre with the initial years being more expensive and the cost waning. All properties are subject to the same local, state and federal rules regarding noxious weeds. Treatment of them should be done twice a summer. The mosquito abatement program is free of charge. Although it is typically done early in the season, TCWP will come out and treat the water for larvae with a natural bacteria protein which will affect the mosquitoes and black flies. Once a homeowner gives permission they will test, trap and fog as requested. The homeowners agreed they were not interested in fogging but the board will be pro-active about having the County check larval count next spring.

5. Approval of the 2016 Annual Meeting Minutes

Anne moved to approve last year's meeting minutes. Gary seconded the motion. All voted in favor.

6. Old Business

a) Road Maintenance Update

The road was sealed by Murk's in June. He was able to treat the road with a non-shiny black coating as was requested by the board.

b) Bridge Maintenance Update

The bridges will be stained later in the summer. The damage caused by a truck in the winter has been repaired and the structural integrity was verified by Nelson Engineering.

c) Water Flow / Headgate Update

The headgate is controlled by the Rendezvous River Park and is currently closed due to high water flows. As the water levels decrease, they will begin to open the headgate to maintain a constant water level and flow. The HOA does not have any control or influence over the management of this.

d) Reminder of River Hollow Rules (e.g. Speeding, etc.)

6. New Business

a) Grounds Maintenance

1) Noxious Weeds

River Hollow will plan to have an HOA-wide weed control approach as with any noxious weeds on a lot or in the common area. Every homeowner will be at risk and this will be the only way all of River Hollow will be in compliance. We are awaiting an inspection and the county will address the dangerous and aggressive weeds but we will be responsible as an HOA for the others.

2) Road Shoulder Mowing

Last summer the HOA mowed a foot on either side of the road. In a roll call vote, owners voted 7-3 against mowing that area again this year.

3) Deadfall Removal

There is deadfall along the side of the road. This is not as big of a concern as is the "widow makers" aka the dead trees that are still mostly upright and could fall on the road. The homeowners will assess which of these needs to be removed by marking them with a flag or ribbon and GTPM will arrange to have them cut down and removed.

b) CC&R Amendment Regarding Construction Damage Deposits

The board would like to add some clarifying language to the CC&Rs with regard to possible damage caused to HOA property in the course of construction. They propose

adding the phrase “to the reasonable satisfaction of the Site Committee” with regard to the damage being repaired by the owner. 8 ballots of the required 9 have been submitting supporting this amendment. GTPM will send it again to the other 4 owners who have not yet responded.

c) Eclipse Discussion

Please note that there is an expected influx of people to the valley on August 21st for the Total Eclipse. Please note that the county is going to be very persistent in making sure people are not illegally renting their homes out on a “short term” basis during this period.

7. Other Business

~ The board would like to add a few signs along the levy reminding people to please keep their dogs restrained either by voice command or by leash as it is critical moose habitat and dogs have been known to enter people’s yards from the levy and harass the wildlife. GTPM will order four signs to be posted. They will state: “Critical Moose Habitat. Please keep your dog under control and on the levy.”

~ Donna Shepherd noticed the entrance sign for River Hollow needs to be maintained. She suggested Teton Signs could do this work as they created the sign. In addition, she noted that the walkway path is being overrun with weeds and deadfall and would like the HOA to maintain this area as well.

8. Financials

a) Review of the 2016 and 2017 Year-to-Date Financials

The HOA has spent \$11,964.09 to date. The bulk of those expenditures was in snow removal, as this was an especially heavy snow year. The other areas of the budget are in line.

b) 2018 Proposed Budget Review

Ross reviewed past financial reports and assessed the budget making the recommendation to shift funds around to account for some areas that tend to go over budget and others that are under. The board is not recommending an increase in dues for 2018 and has presented a balanced budget for the owners’ consideration. Anne moved to approve the 2018 proposed budget. Cap seconded the motion. All voted in favor.

9. Adjournment 4:03