

**Creekside Village Homeowners Association
Grand Teton Property Management
P.O. Box 2282, Jackson, WY 83001
(307) 733-0205, Fax (307)733-9033**

**2018 Annual Members Meeting Minutes - *DRAFT*
Monday, February 26, 2018, 5:30 PM
The Virginian Lodge**

1. Attendance 5:33

Scot Anderson	Jennifer Kohlhardt	Carol Bowers
Lisa Bradshaw	Dexter Coffman	Michael Crook
Roan Eastman	Frosti Faler & Sean McCarthy	Desmond Jennings
Lydia Leitch	Beau Littell	Katie Mannen
Janine McDowall	Brian Meagher	Nicholas Michael
Abigail Moore	Dawn Reid	Caroline Ryan
Julie Scharnhorst	Megan Smith	Patty Starr
Oscar Gustavo Suella		

GTPM:

Demerie Northrop	Tina Korpi	Carrie Gralund
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By Proxy:

Heather Asbell	George Covington (2 lots)	Isaac Faust
Kurt Gries	Marguerite Guardado	Brian Heigel
Hoke Family Trust	Don Jeske	Jeffrey Johnson
Philip & Wilson Kerr	Forest McCarthy	Barry O'Sullivan
Andrea Overly	Chonthicar Phongthipsukon	Caroline Ryan
Patricia & Eugene Rybak	Britt & Karen Smith	St. John's Hospital
Alyssa & Kevin Watkins		

2. Determination of Quorum

With 42 of 77 homeowners present either in person or by proxy, the 10% quorum requirement was met.

3. Reading and Approval of the 2017 Annual Members Meeting Minutes

The members reviewed the 2017 annual meeting minutes. Dexter Coffman moved to approve the minutes, Carol Bowers seconded the motion. All voted in favor.

4. Review of the 2017 Actual Income and Expenses

Tina Korpi from Grand Teton Property Management reviewed the 2017 financials. She stated that the income for 2017 totaled \$259,351.94 – this was above the budget as dues had been increased last year. Total expenses were \$273,321.96 with \$78,000 of that amount being transferred to the maintenance reserve account. The HOA came in \$13,970 over budget. There were several line items that exceeded the budget. Due

to an unusually heavy snow year, the snow removal budget (which includes plowing and roof shoveling) totaled \$37,040.50 -- \$17,000 over budget. Other areas that exceeded the budget were Water & Sewer Maintenance (as a result of exercising all curb stops and replacing five of those), Parking Area Maintenance (due to the new assigned parking spots and the sweeping and painted required to complete that project) and Lawn Care: Watering which is over budget due to more owners requesting reimbursement than in years past. The HOA was under budget in deck repairs, lawn care and trash removal. There is currently \$318,568 in the maintenance reserve account and an additional \$61,471 in the operating account.

5. Review of the 2018 Proposed Budget

There were a few areas in the actual expenses of 2017 that warranted an increase in the 2018 budget. These include insurance, accounting and lawn care: watering. The budget was decreased in the deck repair as we anticipate more staining this year and less deck replacement. With these modifications and with the interest of the homeowners to continue saving for the maintenance reserve fund the board recommended a 9.5% increase in dues from \$822.25 per quarter to \$904.25 per quarter. A bulk of the increase will be earmarked for the maintenance reserve account which will see an increase from \$78,000 for the year to \$106,000. The capital reserve project indicated that \$2.8 million would be needed in the course of the next 20 years for capital projects.

Tom Kohlhart moved to accept the proposed 2018 budget. Carol Bowers seconded the motion and all voted in favor.

6. 2017 Completed Maintenance Projects

a. Decks

In 2017 there were only a couple decks that needed to be replaced. The concentration of deck work was on the staining of the wood.

b. Parking (painting, numbering, rules)

The HOA has been trying to improve the parking situation at Creekside and enlisted Jorgensen Engineering to help create additional parking spaces and to assign available spots to those units with 3 or 4-bedrooms. Once a new parking map was created, Idaho Traffic and Safety came in and repainted the lines giving each owner an equal sized space with their unit number. Maps were sent to homeowners and were posted on each door. Parking stickers and a reminder of the parking rules have just recently been sent to all owners of units with 3 or 4 bedroom units. Stickers must be placed in the vehicle in a visible area to avoid being towed.

7. Future Maintenance Projects

a. Deck Replacement

We once again anticipate more staining again this summer for the decks. If you have a deck or lattice that you believe needs attention, please be sure to contact Grand Teton Property Management and let them know.

8. New Business

a. Parking Lot and Driveway Project

We have received enough information to have a budget put together for the engineering, construction, the addition of conduit for future irrigation and new lighting in the parking lot. Engineering costs will total \$47,845 which includes \$8,880 for the planning phase, \$18,635 for the design phase, \$2,960 for the bidding phase and \$17,370 for construction administration. It is estimated that the entire project will cost around \$770,000.

Money in maintenance reserve cannot be used for this project as it is intended for siding, roofing and a lot of other capital projects. We can get an HOA construction loan for this project. To obtain a loan for \$770,000 for the paving project in the parking lot the 5-year rate is currently 5.89% for an approximate monthly payment of \$14,850 ... or \$192.86 per unit per month. The 10-year rate is 6.35% with a monthly payment of \$8,700/month ... or \$112.99 per unit per month. If a unit sells during the loan period the balance of the loan for that unit would need to be paid at the time of closing on the sale.

Homeowners expressed an additional interest in having the siding work done as a priority. Trisha Taggart moved to hire a professional to get a design and scope of work for a siding project. Patty Starr seconded the motion. All voted in favor. Tina explained that this would take some time to get anything submitted officially but we will begin to work on this. Both of these projects will be discussed and voted on at a later date.

9. Review of Rules and Regulations

a. Animal Control

The board would again like to remind owners to **please** clean up after their pets. Also, renters are not allowed to have dogs and owners are limited by the CC&Rs to have only one.

b. Parking

Please be sure to have your parking sticker in your vehicle and visible anytime it is parked outside. Remember that each 3 and 4 bedroom unit is allowed one assigned parking space. You may only park in the spot that your unit has been assigned. A copy of the parking map is included in your meeting packet and can be requested from GTPM as well. Please keep in mind that all 2-bedroom units are not allowed to park in any of the outside spots. The visitor spots are not overflow spaces and are to be used by visitors only. Any violation of the parking rules may result in your vehicle being towed at your expense.

c. Reminder of process for any architectural change

A process for submitting items to be reviewed by the architectural committee has been established and circulated. The idea is to maintain the structure as well as the safety and appearance of the HOA. Please submit all requested information at one time to make the process faster and more streamlined. A copy of the requirements is included in your meeting packet. Additional information can be received from GTPM.

10. Election of Directors

All five director seats are one-year terms, so each seat is up for reelection. Bob Reeder who was appointed to replace Kurt Gries when he resigned last fall, has sold his unit and we will need to replace him on the board. The other four directors, Katie Mannen, Des Jennings, Megan Smith and Julie Pfingst are interested in staying on the board. Julie Scharnhorst was nominated by Tricia Taggart to join the board of directors. There was a motion to elect current board and Julie Scharnhorst by Carol Bowers. Seconded by Dexter Coffman. All voted in favor.

11. Other

~ There have been a lot of comments and complaints about the excessive dumping at the HOA dumpster. Homeowners are requesting something be done. It would be difficult to have a camera to monitor dumping or poaching. One suggestion is that the main garage door is closed and locked with a code for the side door for people to access the trash area. GTPM will check with the garbage company to see if they are willing to do that.

~ There was discussion about seeing if anyone would be interested in a homeowner directory. This would be something owners would have to opt in to/out of. GTPM can send something out to gauge interest.

12. Adjournment 6:43

Approved February 5, 2019