

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

2019 Annual Meeting Minutes
July 23, 2019
1:00 PM

Home of Ross MacIntyre & Gwenn Cagann – 4655 River Hollow Drive

1. Attendance

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

Demerie Northrop – GTPM

Guests:

Lesley Beckworth, Teton County Weed & Pest Control
Mike Wheeler, Boreal

2. Call to Order 1:22

3. Determination of Quorum

With 9 of 12 lots represented either in person or by proxy, the 50% quorum requirement was met.

4. Approval of the 2018 Annual Meeting Minutes

Ross MacIntyre moved to approve last year's annual meeting minutes. Leslye Hardie seconded the motion and all voted in favor.

5. Guest Speakers

Lesley Beckworth from Teton County Weed and Pest Control and Mike Wheeler from Boreal discussed the noxious weeds in River Hollow and how to treat them. Mike noted that some of the weeds can be controlled manually but with 60 species of weeds being handled that can get expensive. River Hollow is fortunate in that it has a lot of healthy and dense native vegetation which helps drive out some of the more aggressive weeds. It is necessary to use some chemicals as several of the weed species are toxic and could create additional health issues if handled manually. The chemical "Open Sight" is only toxic to weeds, not to fish or wildlife. While repeated exposure to it could cause GI issues, that occurs only if you are inhaling the actual powder when mixing the chemicals in high quantities. The number one priority for TC Weed & Pest is to eradicate the Leafy Spurge from River Hollow. It is a highly toxic plant that can cause blindness and therefore cannot be controlled/eradicated manually. Round-Up is best on this weed as it will bind to the plant and soil at which point the chemical becomes non-viable. The other priority weeds in River Hollow are Spotted Knapweed (which can be pulled but will cause skin irritation), Oxeye Daisy, and Dalmatian Toadflax (which also cannot be pulled but must be sprayed after the first frost). Another noxious weed that is common in River Hollow and cannot be pulled is Canada Thistle. There were a few properties that did not send in written permission to TC Weed Pest to do mapping. Anne Ferazzi moved, as per the governing documents, to allow Teton County Weed & Pest to map all properties in River Hollow. Leslye Hardie seconded the motion, and all voted in favor.

At the request of the homeowners, Mike from Boreal agreed to send a proposal that incorporates some manual removal of the weeds coupled with spraying and forward it to the board for their consideration next year. He stated that his company is very conscientious and uses a minimal amount of chemicals in their work. They remain aware of the environmental impact of weed treatment and promote a healthy program of treatment but also are aware of the need to balance weed treatment and the HOA's economic threshold. Some owners present noted their willingness to pay a one-time special assessment to treat noxious weeds manually to reduce the use of herbicides.

6. Financials

a) Review of the 2018 and 2019 Year-to-Date and Projected Full Year Financials

In 2018 the HOA collected \$24,019 in income and interest, expenses totaled \$15,593 and \$9,000 was added to the maintenance reserve account.

YTD June 30, 2019, \$24,286 of income has been collected (which includes the late fees for one account) and expenses have totaled \$7,591.

Ross estimates that for the full year, expenses will total approx. \$19,000 and reserves will increase by approx. \$4,000 (after deducing the cost of the Biota report). The projected increase in expenses is due to the noxious weed program and a more organized maintenance schedule.

b) 2020 Proposed Budget Review

The proposed budget leaves annual dues unchanged at \$2,000 per property. The proposed budget includes a significant increase in maintenance expenses reflecting the noxious weed program and a more organized maintenance schedule that includes sweeping the roads annually every fall, mild power washing the bridges every June, staining the bridges every 2-3 years (last done in 2017) and sealing the road every 5-7 years (last done in 2017). The offset to the maintenance budget increase is a reduction in the legal fees budget and a reduction in savings to the maintenance reserve account. Ross MacIntyre moved to approve the 2020 proposed budget. Leslye Hardie seconded the motion and all voted in favor.

7. Old Business

a) Maintenance Items

1) Road Maintenance Update

The road was swept earlier this summer to eliminate the buildup of organic matter and prevent plants from growing into the edge of the road and undermining the asphalt.

2) Bridge Maintenance Update

The bridges appear to be in good shape and were lightly power washed this summer after the cottonwoods were done shedding. The board will have the bridges stained again next year.

3) Water Flow / Headgate Update

This was not discussed at the meeting.

4) Noxious Weed, Control Update

See above discussion with the guests.

5) Mosquito Abatement Update

An update was not available at the time of the meeting.

b) Development in Areas Near River Hollow

1) Highway and bridge reconstruction 2023-2024

There will be four wildlife underpasses; 3 on the west side of the river and one on the east side. The most important underpass, which will go under Hwy 22 between the river and the Hwy 390 intersection, will be 100' wide (east to west) at the top and 20' wide at the bottom and will be made as short as possible (north to south) with guard rails (which will discourage people from stopping on the road to view wildlife). This design is considered to be ideal for the animals in the area, particularly moose. There will also be 8' wildlife fencing on both sides of Hwy 22 from Wenzel Lane to N Pratt Road and on both sides of Hwy 390 from the intersection to the R Park entrance.

The expanded highway and intersection will encroach slightly on River Hollow land, a bit beyond the existing easement, and the expanded bridge will eliminate the “Wilson Beach” parking area on the levee and will also encroach on HOA common area to some extent. The HOA and any affected property owners will be compensated by WYDOT for the encroachments.

2) *Stilson area*

The “Stilson Master Plan” is being reexamined by JHMR and the Teton County Commissioners and some people are advocating for additional facilities, such as playing fields, a daycare center and a recycling center. JHMR is also increasing the number of parking spots from approx. 350 to approx. 590 this fall (and eventually could increase it to 1600 parking spots). RH owners are encouraged to stay informed on these discussions and voice their opinions to elected officials.

Leslye Hardie encouraged all homeowners to join the Jackson Hole Conservation Alliance as it is a very active group which attends all the meetings held in Teton County.

3) *New Bike Path (South of Hwy 22, Wilson to Green Lane)*

Planners are still looking at dedicated pedestrian underpass areas east of Green Lane in order to cross Highway 22 safely. If a pedestrian underpass is to be built east of Green Lane, it and the path to it from Green Lane may encroach on RH property and affected landowners would need to be supportive.

Cap is concerned with the increased number of electronic bikes using and taking over the bike path.

6. New Business

a) Teton County SPET Ballot in November

Owners are encouraged to support the SPET initiative to fund the wildlife crossings.

b) Other

None

9. Board Election

~ Terms of Ross and Cap expiring

Leslye Hardie moved to reelect Ross and Cap to the board. Anne Ferazzi seconded the motion, and all voted in favor.

10. Adjournment 3:24