

WEST HANSEN HOMEOWNERS ASSOCIATION
Grand Teton Property Management
P.O. Box 2282, Jackson, WY 83001
(307) 733-0205 Fax (307) 733-9033

2019 Annual Meeting Agenda
November 14, 2019 @ 4:00pm
The office of Grand Teton Property Management
610 West Broadway Suite 203

Attendance:

Present: Robert Bacani, Renee Crawford, Karyn Humphreys via phone and Katie-Chloe Stock

Present By Proxy: Gail Kelley, James Opperman, Jonathan Riley and Jeff Scully giving their proxy to Karyn Humphreys

Others Present: Tina Korpi and Tucker Olsen with Grand Teton Property Management

1. Reading and Approval of the 2018 Annual Meeting Minutes

Robert Bacani motioned to approve the 2018 Annual Meeting Minutes. Karyn Humphreys seconded. There were no objections. *The minutes were approved.*

2. Financials

• **Review of the 2019 Actuals**

Tucker Olsen reviewed the 2019 year to date income and expenses. The total operating revenue totaled \$23,017. The Total operating expenses totaled 27,118, resulting in a net expense of \$3,202. The operating account balance was \$1,544 and the Maintenance Reserve balance was \$33,992.

• **Review of the 2020 Proposed Budget**

Tucker Olsen reviewed the 2020 proposed budget. Karyn Humphreys made a motion to approve the 2020 proposed budget with a 5% increase in homeowner's dues.

• **Review of the 10 Year Plan**

Tucker Olsen reviewed the ten year plan which is simply a tool designed to help look at what expenses could come up in the future and plan for those. The items slated to be done according to the ten year plan are sealing and striping the parking lot in 2020 and repairing the fence in 2021.

3. Old Business

• **Ice Melt / Sand**

The homeowners expressed that they would like to see a less abrasive product used that was less likely to get tracked into the houses. Tucker Olsen suggested using magnesium only as it is the safest to use and most effective. The homeowners thought that sounded like a good idea.

• **Tree Spraying**

There were not enough funds in the operating account in 2019 due to heavy snow year to spray the trees. The trees will resume being sprayed in 2020.

4. New Business

- **Nomination and Election of Directors**

Positions on the board are 1 year terms, therefore there is an election once per year.

Robert Bacani motioned to reelect the entire slate of directors from the previous year. Karyn Humphreys seconded the motions. There were no objections.

- **Other**

Robert Bacani and Renee Crawford brought up the shabby looking weed infested rock garden in the front of the building and asked if anyone would have any objections to them looking into pricing out some solutions to reduce the weeds and make the area look a little nicer. There were no objections, they will proceed with obtaining bids and scopes of work.

5. Adjournment

With no further discussion the meeting was adjourned at 4:45 pm.

Respectfully Submitted,

Tucker Olsen, Homeowner Association Manager
Grand Teton Property Management