

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

2020 Annual Homeowners Meeting Minutes
December 1, 2020, 6:00pm
Held Via Zoom

Attendance:

Present (33): Bradson Abrams, Roger & Patrice Banks, Brianna Birschbach, Molly Breslin, David Cameron, David & Mary Cernicek, Melinda Day, Julie Deardorff, Ray Elser, Sam & Mareike Fitz, Margaret Gordon (2), Julie Hoklin, Shane & Susan Hollingsworth, Dennis Jesse, Kimberly Kent, Saghi Leoni, German Marquina-Sanchez, Adam & Victoria Mates, Kathleen McGowen, Stephen & Nicole Melenson, Tiffany Milner, Stanford & Adriana Morgan, Dave Pfeifer, Kelly Poborsky, Dwight Reppa, Jessica Sheehy, Andrew Sherman, Robert & Melissa Snider, Steve Stec, Jill Veber, Shanna Workman, Haynes Wuthrich, and Kelsey Zelezoski

Present Via Proxy (32): Scott & Debbie Bancroft, Greg Bigler, Ryan Combs, Core Ventures (2), John & Anna Daniels (2), Tim & Jean Day, Dabid & Nancy Dunlap, Marilyn Ednie, Chris & Sara Fagan, Barbara Finkelson, Holly Fuller, Linda Hazen, Jeff & Rita Holmes, Dean Judson, Kevin & Ingrid Krasnow, Dan Land, Stephen Lottridge, David Lucas, Brett McPeak, Janet Munro, Adolf Paier, Janice Skinner, Willian & Janice Smith, Alex & Krista Stevens, Stephanus Stevenson, Roy & Michelle Weber, Robert Wemple, Robert & Yvette Werner, Bill & Carol Woodward, and Wiley & Sondra Zernis

Quorum Present? Yes, with 65 units present either by Zoom or by proxy there was a quorum.
Others Present: Tina Korpi and Tucker Olsen with Grand Teton Property Management.

1. Call to Order

President Dave Pfeifer called the meeting to order at 6:00 pm. He introduced the other board members as well as Tina Korpi and Tucker Olsen with Grand Teton Property Management.

2. Reading and Approval of the 2019 Annual Meeting Minutes

Jill Veber motioned to approve the 2019 Annual Meeting Minutes. Susan Hollingsworth seconded. There were no objections, all were in favor. *The 2019 minutes were approved.*

3. Financials

Review of 2019-2020 Actuals vs. Budget, Review of the Maintenance Reserve Account, Review of the 10-year plan/ Capital Reserve, and Homeowners Dues

Tina Korpi reviewed the income and expense report. Tina reported that the total operating revenue for 2019 was \$251,548. The total operating expenses were \$220,899, resulting in a net gain of \$30,649 for the fiscal year.

The operating account had a balance of \$79,197 and the maintenance reserve account had a balance of \$237,122 as of 10/16/2020.

Tina presented the proposed 2020 budget. There was no proposed increase in dues. The changes recommended in the budget was to increase the amount for roll off containers by \$3000, increasing the speed bump maintenance by \$400, increasing the insurance amount by \$200, increasing taxes by \$400, decreasing electricity by \$300, decreasing fence maintenance by \$1,000, and decreasing grounds maintenance by \$500.

Tina Discussed the 10 year plan, she explained that there is \$68,000 being deposited annually into the capital reserve account. She explained that the 10 year plan is a tool to forecast future upcoming large expenses. There were no expenditures out of the capital reserve account in 2019. There is asphalt sealing and playground improvements budgeted in 2020-2021.

Jill Veber motioned to approve the 2020 budget. Patrice Banks seconded. All were in favor. *The 2020 budget was approved.*

4. Old Business

Fence Staining – The Fence that runs along Blair Drive which was replaced in 2018 was stained over the summer on the side facing the street. Individual owners can stain or paint the side facing in towards their yards.

Blair Drive Bike Loop – The Blair Drive Bike Loop which runs along the back side of the homes near Blair Drive is having the pump track portion which is very close to some of the home removed in June 2021 and relocated.

Speed Bumps – Currently there are 3 speedbumps on the Corner Creek side and 5 on the Rangeview side of the neighborhood. The board is considering putting in 1 or 2 more speedbumps where needed. Tucker encouraged anyone who feels that a speed bump is needed in a certain area to reach out to him at tolsen@wyom.net.

5. New Business

Discussion of upcoming projects

Upcoming projects include replacing some of the equipment in the playground including the merry go round and teeter-totter.

There is a playground committee. Anyone wishing to join the playground committee was encouraged to reach out to the HOA for more information.

Other upcoming projects include the sealing of the HOA maintained asphalted slated for spring/summer 2021.

6. Other Business

Exterior Design – Tina Korpi reminded those in attendance that any exterior changes to buildings or the property need to first be approved by the DRC. Anyone wishing to make changes can reach out to Tucker Olsen at GTPM at tolsen@wyom.net for the contact information for the DRC to seek approval before beginning any projects.

Neighborhood Lighting – Julie Deardorff brought up the topic of lighting around the neighborhood. The Town of Jackson has begun replacing some of the street lights around the neighborhood using brighter LED lights. Moving forward when lights go out in Cottonwood they will be replaced with LED lights. As an organization the HOA can submit their preferences to the town regarding lighting temperature and brightness for future replacements. The HOA board agreed to consider working with the town to get proper lighting for the community needs.

Ice Skating Rink – Dave Pfeifer mentioned that he was looking into the logistics for having an ice skating rink during the winter in the Corner Creek park area.

7. Election of Directors

The board serves two year terms. Margaret Gordon and Dwight Reppa were up for reelection. Jill Veber motioned to re-elect the slate of directors. Phil Cameron seconded the motion. All were in favor. Margaret and Dwight were reelected.

The current Board of Directors is as follows:

Dave Pfeifer, President – Term through 2021

Kelly Poborsky – Term through 2021

Steve Stec – Term through 2021

Margaret Gordon – Term through 2022

Dwight Reppa – Term through 2022

8. Adjournment

With no further discussion the meeting was adjourned at 6.52 pm.

Respectfully Submitted,

Tucker Olsen, Homeowner Association Manager
Grand Teton Property Management