

KELLY CONDOMINIUMS 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

January 8th, 2020 @ 5:30pm

The Conference Room at Grand Teton Property Management
610 W Broadway / Suite 203 / Jackson, WY 83001

1. Attendance

Homeowners Present or by Proxy: Delfa Garcia, Johanna Murphy, Jason Jarvis via proxy by Leah Duke, Mindy Polan, Jill Veber, Kelly Lockhart via proxy by Jill Veber, Brandon Budde via proxy by Jill Veber, Cal Sjol via proxy by Jill Veber, Rachel Neurohr via Proxy by Jill Veber, and Sarolta Ferencz.

Grand Teton Property Management- Tina Korpi, Amy Floyd

2. Determination of Quorum

With 10 of the 13 units present, it was determined there was a quorum. The meeting was called to order.

3. Call to Order

The meeting was called to order by Jill Veber.

4. Approval of the 2019 Annual Meeting Minutes

Jill Veber moved to approve the 2019 meeting Minutes, Johanna Murphy seconded the motion, Vote: All in favor.

5. Review of Financials and 2020 Proposed Budget including proposed dues increase

Amy Floyd presented the financials. The current operating account balance is \$4,811.70 and the reserves balance is \$20,206.08. The proposed 2020 budget shows an increase of \$2,500 for snow removal, an increase of \$227 for electricity, an increase of \$588 for insurance and an increase of \$96 for trash removal. In order to account for these increases in operating costs, an increase of 10% in annual dues was proposed. Jill moved to approve the 2020 budget as presented and the increase in dues. Mindy seconded the motion. Vote: All in favor. Monthly HOA dues are now \$236.50/month, starting in January 2020.

6. Old Business

a. Parking Rules Reminder

GTPM reminded the membership on the parking rules that were added to the association's Rules and Regs at the 2019 Annual Meeting. Number 15 of the Rules and Regs now states: All units shall have two designated parking spaces. The first parking

space will be on the west side of the parking lot directly under the corresponding unit number. The second parking space shall be on the east side of the parking lot directly across from the parking space on the west side of the building.

b. Painting Project 2021

Jill Veber stated that the next major project of the HOA will be the repainting of property. Amy Floyd with GTPM addressed the membership with a potential structural issue with the building. GTPM showed the membership photos of the area in question. Jill suggested that the HOA hold off on obtaining bids for the painting project until the potential structural issue has been looked into by a professional.

7. New Business

a. Exterior Outlets

Each unit has an exterior outlet that are wired to their unit and therefore that unit pays for the electricity usage. In order to ensure that tenants pull power from their exterior outlet and not the neighboring unit, GTPM will label all the exterior outlets with the unit numbers.

b. Laundry Room Reminders

Jill asked that all owners please remind their tenants to please leave the door into the laundry room closed at all time to ensure the heat does not get out and to please leave the door to the storage areas opens as the heater is located at the end of the hallway.

8. Election of Directors

Mindy Polan stated that she would like to step down from serving on the Board of Directors. Sarolta Ferencz volunteered to take her seat on the Board. Mindy Polan moved to elect Jill Veber as President and Johanna Murphy, and Sarolta Ferencz as members of the board. Leah Duke seconded the motion. Vote: All in favor.

9. Other Business

The membership approved GTPM to work with an engineering contractor to investigate the structural integrity of the building that was discussed early in the meeting. Tina Korpi believes the cost to hire an engineer will be approximately \$2,000.

10. Adjournment

With no further discussion the meeting was adjourned.

Respectfully submitted,
Amy Floyd
GTPM