

KELLY CONDOMINIUMS HOMEOWNERS ASSOCIATION

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

2021 Annual Homeowners Meeting Agenda

Thursday, January 28th, 2021

4:30pm MT

Zoom

<https://us02web.zoom.us/j/87627011276?pwd=d0NOU2lWY3pUeU5NMHdobmMvTGNgdz09>

Meeting ID: 876 2701 1276

Passcode: 056020

Call in number: 1-346-248-7799

Minutes

1. Attendance

Homeowners Present: Jill Veber, Sarolta Ferencz, Mindy Polan and Shawn Burkholder

Homer Present via Proxy: Jason Jarvis, Tatiana Tutunaru, Kelly Lockhart, Cal Sjol, and Rachel Neurohr

Grand Teton Property Management- Tina Korpi, Amy Floyd

2. Determination of Quorum

With 7 of the 13 units present, it was determined there was a quorum. The meeting was called to order.

3. Call Meeting to Order

The meeting was called to order by Jill Veber.

4. Approval of the 2020 Annual Meeting Minutes

Jill Veber moved to approve the 2020 meeting Minutes, Shawn Burkholder seconded the motion, Vote: All in favor.

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

Amy Floyd presented the financials. As of 1.25.21, the operating account balance was \$5,621.31 and the reserves balance was \$29,132.67. 2020 ended the year with a net income of \$732 and \$8,003 was deposited into the maintenance reserve account. The proposed 2021 included a 5% increase in dues. This increase will primarily fund the increase cost in building maintenance, an increase in insurance and an increase in the maintenance reserve deposit. Jill moved to approve the 2021 budget as presented and the increase in dues. The motion was seconded by Sarolta. Vote: All in favor. Monthly HOA dues are now \$250.00/month, starting January 1st, 2021.

6. Old Business

a. Reminder of Property Rules and Regulations

Amy reviewed the current set of HOA rules and regulations by reminding owners of the parking rules and that gas and charcoal grills are prohibited.

b. Water Softener Discussion

The members present agreed that GTPM would monitor the water softener and add salt during weekly property checks.

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7. New Business

a. Review Proposal from Nelson Engineering

Nelson Engineering proposal to investigate the structural foundation issues was included in the meeting packet for the members to review. The members present agreement to move forward with Nelson's proposal. GTPM and Jill will schedule an onsite meeting with Nelson to begin the investigation.

b. Bathroom Fan / Venting Project

Currently there are several bathroom fans that are not vented to the exterior of the building and are creating moisture problems in the attic space. POCO provided a bid \$3,000 to properly vent all of the second story bathroom fans through the roof. The members present agreed to proceed with POCO's bid. The members would also like for POCO to ensure the downstairs unit fans are properly vented as well. GTPM will also work with a roofing contractor to ensure the roof caps and installed correctly to prevent any leaking issue.

8. Election of Directors

Johanna Murphy has sold her unit and therefore is no longer on the Board. The current remaining Board members are Jill Veber and Sarolta Ferencz. Shawn Burkholder volunteered to service on the Board for 2021. Mindy Polan moved to elect Jill Veber as President and Sarolta Ferencz and Shawn Burkholder as members of the board. Vote: All in favor.

* Board Members hold a 2-year-term – terms expire in 2023.

9. Adjournment

With no further discussion the meeting was adjourned.

Respectfully submitted,
Amy Floyd
GTPM