

**ELK RUN HOMEOWNERS ASSOCIATION**  
**Grand Teton Property Management**  
P.O. BOX 2282  
Jackson, WY 83001  
(307) 733-0205

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**2021 Annual Meeting**  
**Wednesday, May 5, 2021 at 4pm**  
**Zoom Meeting**  
**Meeting ID: 879 6099 6823 | Password: 471971**  
**Call In Phone Number: 1- 669-900-6833**

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**Minutes**

**1. Attendance**

**Members:** Mark Schlosser, Teton Motors – Dave Auge (3), Jason Love  
**GTPM:** Amy Floyd and Tina Korpi

**2. Determination of Quorum**

With 5 members present, it was determined a quorum was present.

**3. Call Meeting to Order**

With a quorum present Mark called the meeting to order.

**4. Reading and Approval of 2020 Meeting Minutes**

Mark made a motion to approve the 2020 Annual Meeting Minutes as presented. Jason seconded the motion. The vote was all in favor.

**5. Financial Review**

**a. Review of 2020 Actual Incomes/Expenses vs. Budget**

Amy reviewed the 2021 financials through the end of the year. The HOA had an income of \$30,104 and expenses of \$28,292. Amy reported there is currently one delinquent unit. The owner is in connect with Amy and will pay balance due. The HOA has \$12,103.23 in the operating account and \$30,301.52 in the reserve account.

**b. Review of 2021 Proposed Budget**

Amy presented a proposed budget which includes increase in dues of 15%. The dues increase will be reflected upon the May statements and with the retroactive charges beginning in January 2021. The increase in dues is largely to fund increase the budgeted amount for pairs and maintenance from \$500 to \$1,500. Jason made a motion to approve the 2021 budget with a retroactive 15% increase in HOA dues. Mark seconded the motion. The vote was all in favor.

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**6. Old Business**

**a. Increase in Insurance Coverage**

The HOA's insurance coverage renewed on 2.8.21. The Board agreed to increase the replacement building cost to \$300 per square foot. This increase the insurance premium to \$7,837 which is reflected in the 2021 budget.

**7. New Business**

**a. Property Clean-up – Pet Waste**

Dog wash becomes a problem in spring. This is build-up from people walking by throughout the winter. GTPM brought up the idea the idea of adding the mutt mitt station to the lawn. At this time the Board decided to pass on the station.

**b. Chimney Inspection**

A full chimney inspection will be done in 2021. GTPM will work to get access to all units with chimneys.

**8. Election of Directors**

The board of directors serves one-year terms, and all three seats are up for re-election. Dave made a motion to re-elect the same slate of officers- Mark Schlosser, Jason Love and Dave Auge. Jason seconded the motion. The vote was all in favor. The board of directors is:

Mark Schlosser                      term expires 2022

Jason Love                              term expires 2022

Dave Auge                                term expires 2022

**9. Adjournment**

With no further discussion the meeting was adjourned.

Respectfully submitted,

Amy Floyd

GTPM