

WEST HANSEN HOMEOWNERS ASSOCIATION

Grand Teton Property Management
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2021 Annual Meeting Minutes
December 9th, 2021 @ 4:00 pm
Held Via Zoom

1. Attendance:

Homeowners Present: Robert Bacani, Renee Crawford, Karyn Humphreys, Katie-Chloe Stock, Jeff Scully

Present Via Proxy: Diana Brown and Vic Sarkissian proxy to Karyn Humphreys and Jim Opperman proxy to Jeff Scully

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

2. Reading and Approval of the 2020 Annual Meeting Minutes

Jeff Scully motioned to approve the 2020 annual meeting minutes. Karyn Humphreys seconded. None were opposed. *The minutes were approved.*

3. Financials

• ***Review of the 2021 Actuals***

Tucker reviewed the 2021 YTD actuals. The association had a total income of \$30,591. The total expenses were \$28,679, resulting in a net income of \$1,912. Most expenses were in line with the budget. Maintenance and repairs went over budget by \$800 due to the need to remove a tree that blow over onto the fence during a wind storm. The reserve account had \$37,226 and the Operating account had \$8,556 at the time of the meeting.

• ***Review of the 2022 Proposed Budget***

Tucker reviewed the 2022 proposed budget which included a 10% increase in dues. The increase would go to covering an increase in the insurance expense, a slight increase in management fees, and increasing the maintenance reserve deposit by \$1,500 per year. Karyn Humphreys motioned to approve the budget with the 10% increase. Renee Crawford seconded the motion. None were opposed. *The budget was approved.*

4. Old Business

• ***Asphalt Sealing and Striping***

The parking lots were sealed and striped in the summer of 2021 by Teton Tar. \$2,000 was spent on resealing and striping the asphalt as a maintenance reserve expense. Karyn noted that the crack sealing needs to be revisited the following spring as some of the seals have cracks in them.

5. New Business

• ***Trees***

During the summer, there was a heavy wind storm that caused a couple of trees to tip over. The trees were removed by Arborworks. According to the Arborist the trees were over 20 years old and the root balls were rotting. The trees were in front of Jim Opperman's unit on common area. Jim had asked Tucker to propose to those in attendance that the trees be replaced with some type of Canadian reds or Aspens. Karyn Humphreys noted that there is no common irrigation system, so watering the plants would be an issue. Karyn would like a clear plan to be laid out prior to

replacing the trees so that the HOA didn't incur the expense of replacing the trees and have them not be watered and die. Karyn asked that if the trees are replaced that we do our due diligence to ensure that whatever tree is used to replace the trees would be able to survive in the area without irrigation.

Tucker will reach out to Valley Landscape for their recommendation.

Karyn asked Tucker to check with Valley Landscape in regards to tree fertilization and spraying for pests.

- ***Fence***

The fence surrounding the buildings is starting to deteriorate in places and look a little rough. Some of the fence posts were leaning. Karyn stated that about 4 years ago the fences had maintenance such as staining and slat replacement. She said the fence company said at that time that maintenance beyond what they did would be replacing the fence. Those in attendance discussed possibly putting in a taller fence. Teton Fence originally installed the fence. Those in attendance asked Tucker to get bids for replacing the fence near springtime.

- ***Parking***

Parking in Jackson is always limited. 2-bedroom units get one outside space and 3 bedroom units get two outside spaces. Katie-Chloe and Sprat offered to pay the HOA \$50 per month to rent a guest space to be used full time during the winter months. Everyone in the meeting was fine with renting a parking space to Sprat for \$50 per month.

- ***Plowing*** – Katie-Chloe Stock mentioned that some of the steps leading up into the units had been damaged and asked if GTPM could have the maintenance staff look at replacing the damaged boards in the spring time.

6. Nomination and Election of Directors

The board serves a one year term. All three members were up for re-election. Rob Bacani motioned to reelect the slate of directors. All were in favor. The board is as follows:

2021-2022 Board of Directors:

Karyn Humphreys

Katie-Chloe Stock

Jeffrey Scully

7. Adjournment