

KELLY CONDOMINIUMS HOMEOWNERS ASSOCIATION

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

2022 Annual Homeowners Meeting Minutes

Tuesday, January 25th, 2022

5pm MT

via Zoom

<https://us06web.zoom.us/j/84225627304>

Meeting ID: 842 2562 7304

Call in number: 1-720-707-2699

MINUTES

1. Attendance

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

Homer Present via Proxy: Jason Jarvis, Rachel Neurohr, and the Great Find

Grand Teton Property Management- Amy Floyd - GTPM

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 2021 Annual Meeting Minutes

Jill Veber moved to approve the 2021 meeting Minutes, Shawn Burkholder seconded the motion, Vote: All in favor.

5. Financial Review

a. Review of 2021 Actuals

The 2021 actuals were reviewed by the membership. The total income for 2021 equaled \$38,700.44. Total operating expenses for the year equaled \$39,352.91. The fiscal year ended under budget by \$652.47 largely due to the fact that snow removal came in under budget by almost \$1,740.00. The HOA deposited \$8,085 into the maintenance reserve account. As of 11.1.2021 the HOA's operating account balance is \$3,790.60 and the reserve account balance is \$33,495.81. The HOA had two maintenance reserve expenses for the year, bathing venting at \$3,777.45 and repairs to the water main at \$2,262.50. Both will be discussed later in the meeting.

b. Review of 2022 Proposed Budget

The 2022 proposed budget was presented to the membership. The proposed budget included an increase in dues of \$15. The increase in dues would be largely to fund the increase expenses. The main expense increase for 2022 will be the insurance premiums. Saci made a motion to approve the 2022 proposed budget including the increase in dues of \$15 per month that would start on 1.1.2022. Shawn seconded the motion. The vote was all in favor.

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6. Old Business

a. Bathroom Fan / Venting Project

The majority of the bathroom fans were not properly vented to the exterior of the roof and has begun to create leaking in the ceiling to moisture build-up. At the 2021 annual meeting the members present approved the project to properly vent all second story bathroom fans. POCO completed the work and Smith's roofing sealed the roof vents. The understairs unit were already vented through the back walls.

b. Concrete and Brick Facade Monitoring

There is cracking in the foundation that made GTPM and the Board alarmed. Nelson Engineering was hired to take a look at these issues. They said that the best thing to do is monitor the cracks to see if they get any larger throughout the years. GTPM will take photos with a photo on the measurement of the cracks twice a year. If they get bigger Nelson will come back and do a full report on the structure.

c. Parking Lot Numbering

The parking lot spaces were numbered this year to help tenants easily identify their parking spaces.

7. New Business

a. Rules and Regs – Service Animals Amendment

The Board was approached regarding allowing a service dog to live with a tenant in the building. The HOA's current helps state that there are no dogs allowed. However, it is legal to not allow service animals. The Board hired Frank Hess to write regs regarding allowing service animals. The members present agreed to the adoption of the new rules. Jill will sign the document to finalize the rule.

b. Water Main Break

This was an unexpected repair. The water main broke in the roadway from the main to the building. Therefore, this was an HOA repair.

8. Election of Directors will be held in 2023.

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

9. Other Business

a. Parking passes for vehicles

Jill suggested that the HOA start using parking passes to help with tenants overflowing into space that are not theirs. The members present decided to not move forward with the pass because of issues with monitoring.

10. Adjournment

With no further discussion the meeting was adjourned.

Respectfully submitted,

Amy Floyd

GTPM