

COTTONWOOD PARK HOMEOWNERS ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
610 W. Broadway, Suite 203, Jackson, WY 83001
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2019 Annual Homeowners Meeting Minutes
October 22, 2019, 6:00pm
Cottonwood Park Community Center

Attendance:

Present (35): Bradson Abrams, Miriam Nelson (Aspen Creek & Cedar Creek), Patrice Banks, Gregory Bigler, Brianna Birschbach, James Brown, Jeannine Brown, Lonnie Brown, David Cernicek, Ray Elser, Saadiah Freeman, Margaret Gordon (2), Jennifer Hansen, Heights Real Estate, Daniel Heilig, Dennis Jesse, Dean Judson, Kimberly Kent, Katherine Koriakin, Kimmi Kussy, Katie Dahlgren, Douglas Niemi, Jeff Olson, Dave Pfeifer, Kelly Poborsky, Dwight Reppa, Rachelle Rhodes, Andrea Richard, Robert Snider, Steve Stec, Kathy Tompkins, Robert Wemple, Shanna workman, Debra Wuersch, and Haynes Wuthrich

Present by proxy(42): Aspen Creek, Donna Baur, Dave & Cindy Brackett, Molly Cook, Georgia & Pat Cunningham, Mark & Rachel Daluge, Timothy & Jean Day, Erik & Andrea Dombroski, David and Nancy Dunlap, Marilyn Ednie, Chrish & Sara Fagan, Robbi Farrow, Ray Fink, Barbara Finkleson, Samuel Fitz, Suzy Floyd, Aaron & Holly Galbraith, Claudia Gillette, Linda Hazen, Charlotte Higgins, Jeff & Rita Holmes, Desmond Jennings, Peter Kline, Daniel Land, Neil Loomis, Stephen Lottridge, David Lucas, Marquina-Sanches, Janet Murno, Mathaniel Patridge, Taylor Phillips, Julie Renneisen, Carl & Kelly Shuptrine, Barry & Janice Skinner, William & Janice Smith, Alex & Krista Stevens, Susan Theise, David Toran, William & Rhonda Watson, Roy & Michelle Weber, William & Tracy Welch and Robert & Yvette Werner.

Quorum Present? Yes, with 67 units present in person or by proxy there was a quorum.

Others Present: Tina Korpi, Tucker Olsen and Doug Henderson with Grand Teton Property Management.

1. Call to Order

President Dave Pfeifer called the meeting to order at 6:02 pm. He introduced the other board members as well as Tina Korpi, Tucker Olsen, and Doug Henderson with Grand Teton Property Management.

2. Reading and Approval of the 2018 Annual Meeting Minutes

Lisa with Heights Real Estate motioned to approve the 2018 Minutes. Ray Elser seconded. There were no objections, all were in favor. *The 2018 minutes were approved.*

3. Financials

Review of 2018-2019 Actuals vs. Budget, Review of the Maintenance Reserve Account, Review of the 10-year plan/ Capital Reserve, Homeowners Dues: 5% Increase Adams Canyon Storage: \$5/Month Increase

Tina Korpi reviewed the income and expense report. She reported that the total operating revenue for 2018 was \$193,495. The total operating expenses were \$192,902, resulting in a net gain of \$593 for the fiscal year.

The Operating account contained \$81,023 and the Maintenance Reserve contained \$185,985 as of 10/22/19.

The HOA dues increased by 5% from \$182.33 per quarter to \$191.44 per quarter. The Adam's Canyon storage fees increased by \$5 per quarter from \$105 to \$110 per quarter. The changes in dues became effective October 1st 2019.

Tina presented the proposed 2019 budget. The changes recommended in the budget was to increase the budget for snow removal from \$13,000 to \$20,000, trash removal from \$51,000 to \$48,000 and adding a line item for roll off containers in the amount of \$3000. The dues increase results in an additional \$10,098 in income annually.

Tina Discussed the 10 year plan, she explained that there is \$67,000 being deposited annually. She explained that it is a tool to forecast future upcoming expenses. She explained that some road repairs are scheduled for fiscal year 2019. She also explained that the Corner Creek Playground equipment is slated to be replaced in 2020.

Jason Snyder Motioned to approve the 2019 proposed budget, Ray Elser seconded. All were in favor with none opposed. *The 2019 budget was approved.*

4. Old Business

General Discussion

-Shanna Workman mentioned that the irrigation needs to be checked regularly because it is spraying onto the asphalt.

Tina advised that information about the Tribal Trails connector could be found at tribaltrailconnector.com

While the HOA has no position on the connector, Kathy Tompkins spoke about the connector and asked residents to participate and become educated about the connector. She also stated she would like to see 3 Creek and Indian Springs all work together with Cottonwood Park with the philosophy that there are power in numbers.

Margaret Gordon shared that there is a Cottonwood Park Facebook page that residents are welcome to join.

Culvert – Dwight Reppa discussed the replacement of the culvert under Corner Creek. He explained the culvert was able to be cleaned and did not have to be replaced. It turned into a big project but they were able to restore flow to the ditch. The HOA thanks Dwight for his efforts.

Blair Drive Bike Loop – Kelly Poborsky informed the attendees that the kids bike loop along Blaire drive is in the process of being moved to the North side of the Presbyterian Church.

Design Review Committee (DRC) – Dennis Jesse, the president of the DRC discussed the DRC. The DRC is in place to keep consistency with the CCRs as far as exterior improvements go. He explained that he can answer questions regarding design guidelines, and also that most questions can be answered by reviewing the CCRs, but all improvements must first be approved by the DRC. Owners can contact Grand Teton Property Management for the DRC contact information.

Dave Pfeifer mentioned that he has seen a lot of overflowing trash from trash cans which is attracting birds, rodents and bears. He encouraged people to put their trash cans in their garages in order to deter bear attractants.

There was discussion of the effectiveness of speedbumps. The board recommended that anyone desiring a speedbump near their home contact Grand Teton Property Management to request one.

5. New Business

Discussion of upcoming projects

The playground equipment is slated to be replaced, anyone who would like to join a playground committee to help plan the new playground was advised to contact Tucker Olsen at tolsen@wyom.net .

6. Election of Directors

The board serves two year terms. Dave Pfeifer, Kelly Poborsky, and Steve Stec were all up for reelection.

Jason Snyder motioned to re-elect the slate of directors. Haynes Wuthrich seconded the motion. All were in favor. The slate of directors was reelected.

The current Board of Directors is as follows:

Dave Pfeifer, President – Term ending 2022

Kelly Poborsky – Term ending 2022

Steve Stec – Term ending 2022

Margaret Gordon – term up in 2020

Dwight Reppa – term up in 2020

7. Adjournment

With no further discussion the meeting was adjourned at 6.52 pm.

Respectfully Submitted,

Tucker Olsen, Homeowner Association Manager
Grand Teton Property Management