

2020 Homeowners Annual Meeting Minutes

Wednesday, February 3, 2021

3 PM Mountain Time

Zoom Meeting

1. Attendance

Gayle Building

Present: Stacy Stellfius (a proxy for Kee Dunning), Carolyn Kohn, Jay Anderson, Christine Walker, Dave Straus

GTPM: Tina Korpi, Edye Sauter

2. Determination of Quorum

A quorum was determined with 5 members present.

3. Approval of 2019 minutes

Dave made a motion to approve the 2019 annual meeting minutes. Jay seconded the motion. The vote was all in favor.

4. Review of Financials and Proposed 2021 Budget

The actuals through 12.31.20 were reviewed. Edye reported that as of 12.31.20 the HOA had an HOA dues income of \$36,233 and a net operating gain of \$1,751. Edye noted the areas the association was over budget was in building maintenance and alarm repairs. Edye noted the overage in building maintenance was due to freezing lines, adding heat tape, and replacing a heater.

The 2021 proposed budget was presented. The budget includes a 10% dues increase for 2021. The budget items proposed with an increase are maintenance reserve deposit and insurance. Carolyn made a motion to approve the presented budget with the 10% dues increase. Stacy Stellflug seconded the motion. The vote was all in favor. The 2021 budget is approved.

5. Unfinished Business

Tina discussed the remaining planters still at the building, these planters were not part of the original removal request. Board asked us to get pricing on

repairing irrigation and adding low maintenance plants to the existing planters. Also, get the price on planter removal.

Tina discussed the issue of frozen pipes. The building had 2 incidents this winter with frozen pipes. The first incident we found in a chase with pipes being blocked with insulation and not getting the warm air that was moved by a small fan before the fire. This chase was unblocked and the fan was turned on. The second incident was a pipe in a far back corner in the cement wall. A heater was found to be not working and has been replaced. They also added another temperature sensor to the back corner as an alarm would activate if this area dropped below 40 degrees. Tina noted these heaters have to be replaced frequently as they wear out from continuous use in the winter months. Tina reminded everyone this is a very cold building and has a wind tunnel effect in the parking garage with both ends being open. Tina recommends hiring an HVAC engineer to help figure out the issue and hopefully resolve the freezing pipes. Carolyn recommends us to call Kurt Fittsy to get an HVAC proposal. Carolyn recommends all unit owners keep their units at a minimum temperature of 64 degrees. Jay asked if a unit is vacant for a while, to call GTPM to have water shutoff from the main. Tina noted in the past we have had freezing lines even though the units were occupied.

6. New Business

Jay Anderson asked the members to consider an access agreement for the easement between Gayle Building and 180 N Center. Jay discussed the reasons for the access easement. Gayle gives the building to the west use of the shared pipes and to share the cost of maintenance expenses. Carolyn asked to remove perpetual from the current easement. Christine recommends adding language to the agreement that this agreement ends when 180 N Center is redevelopment. Jay discussed the easement has a share cost of expenses like the soil collector should have regular maintenance and the two buildings would split this expense 50/50 and other expenses that could arise. Jay will have the easement edited with the items discussed. Jay will send the document to Edye to distribute to the members.

Edye discussed the proposal from Mountain Alarm to change to a cell module for alarm communication. The attached proposal is a cost of \$550 and an increase of \$20 per month in the service contract. The members approved to move forward with the proposal from Mountain Alarm.

Carolyn thanked GTPM for their service and noted the good job that has been done this last year.

7. Election of Board of Directors

The members nominated Carolyn Kohn and Stacy Stellflug for a term to expire 2023 and Dave Straus to replace Tina Delaney and his term would expire 2022. Christine Walker and Denesha Anderson's term to expire 2022. Carolyn made a motion to accept the nominees and elect the Board of Directors. Jay seconded the motion. The vote was all in favor.

8. Election of Board President

Carolyn made a motion to elect Christine Walker as President and Stacy Stellflug as Secretary/Treasurer. Dave seconded the motion. The vote was all in favor.

9. Adjournment

With no further business to discuss, Carolyn made a motion to adjourn. Jay seconded the motion. The vote was all in favor. Meeting adjourned.

Respectfully Submitted,

*Edye Sauter
Grand Teton Property Management*