

**Golf Creek Ranch
2023 Annual Meeting
In-person & Zoom Meeting
June 22, 2023
11:00 a.m.**

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|-----------------------|-------------------------------|----|
| Owners in Attendance: | Leslie Reese | 11 |
| | Richard Stec & Janet Andre | 12 |
| | Barbara Mundell | 14 |
| | Roger & Rhonda Groves | 21 |
| | Patti Green | 23 |
| | Jason & Erin Hofmann | 25 |
| | Virginia Gifford | 26 |
| | Jackie Cecil | 31 |
| | Robert Jake Moore | 32 |
| | Anne Walker | 33 |
| | Al Dorsett | 34 |
| | Matt Golombek & Connie Morgan | 35 |
| | Robert & Charlotte Oehman | 36 |
| | Jill Jairl | 41 |
| | Gary Brown & Bonita | 42 |
| | Richard & Cynthia Brown | 43 |
| | Paul & Heidi Curry | 44 |
| | David & Alexandria Chakola | 45 |
| | Marjorie Swansen | 46 |
| | Stephen & Katherine Switzer | 47 |

Owners by Proxy: Justin Bennett 16 to the Board, Ted Oakley 24 to Patti Green, David & Carolyn Lewis 13 to Patti Green

Others Present: Tina Korpi, Grand Teton Property Management
Edye Sauter, Grand Teton Property Management
Ron Badgerow, on-site manager

Pattie Green called the meeting to order at 11:02 am

Adopt Agenda

Heidi Curry made a motion to accept the agenda. Charlotte Oehman seconded the motion. The motion passed.

2022 Annual Meeting Minutes

Charlotte Oehman made a motion to accept the minutes as written. Marjorie Swansen seconded the motion. The motion passed.

Annual Review HOA 2022

Patti Green provided a letter to the members with the annual review. Patti noted that some parking areas had parking space lines painted per the task force leaders. Hunt Construction did crack sealing seal

cracks in the asphalt. Some gutters were replaced and repaired last fall. The snow came early and the gutters were not able to be cleared of leaves. The gutter repairman is continuing repairs and cleaning gutters this spring. Some members noted they still have gutters that need to be repaired. Patti asked the member to let her know about the issues at their units regarding gutters.

Patti reviewed garage usage and discussed adding dividers in garages that do not have them. The members will continue to discuss with their task force leader to provide information to the Board. Patti reminded everyone a man door will need to be provided for each garage stall divided and one access code will be used for all man doors.

Patti noted that three units had leaked this year and discussed the reasons to add heat tape to the area of roofs to help prevent ice dams. The Board hired Imperial Roofing to clear snow from roofs this year for \$13,915. Patti discussed other snow challenges this year and added costs like ice melt and relocation of snow with outsourced contractors. The Board will communicate with homeowners where heat tape is recommended on their units.

Patti discussed trash and recycling are still an issue and is difficult. Patti indicated an analysis will be conducted on trash/recycling to assess the cost associated with short-term rental guests. Concern was expressed adding a fee to a unit when it is rented.

Patti noted that Flower Girl Gardening has chosen not to continue servicing the common area. The Board has found a replacement, Moon Flower Gardening. Patti suggested creating a committee to identify the needs and upkeep of the common area gardens and create a plan for the future of the HOA. The Board will reach out to the task force leaders for further discussion.

Task Force Update

The task force leaders identified and have begun addressing areas that could improve short-term renter's experience and reduce frustration while at Golf Creek. The task force updated Golf Creek HOA information sheet now called "IMPORTANT INFORMATION FOR RENTERS" that is required to be placed in each unit that has short-term rental guests.

Patti Green noted in 2023, rules have been added requiring all owners with wood burning fireplaces to store their firewood on a metal wood holder outside their unit to keep the wood off the side of the buildings and owners installing radon mitigation systems must have Board approved exterior insulated cover to reduce noise.

New Business

Sewer Line Repairs

Patti Green reported that a pump for the sewer is on its last leg and it will be replaced this summer. The pump was purchased this winter to have on hand in case the current pump failed. The current pump is still working and the installation of the new pump and relocation of the electrical panel will be in 2023-24 grounds expense.

Exterior Staining

Patti Green noted that some areas of the exterior building need touch-ups. The Board will work on getting bids from a painting company for a fall project.

Al Dorsett made a motion to have the staining touchup done if it doesn't exceed \$7500. Ginny Gifford seconded the motion. The motion passed.

Underground Water Utility Concerns

Tina Korpi discussed the leak in the water lines that can be heard near Units 45 & 47. Tina noted Clearwater Operations and Westwood Curtis performed leak detections and concluded the leak is from deteriorating galvanized pipes. Tina has been seeing this thought the area in other HOAs. Tina suggested having Clearwater Operation do a leak detection in each of the groups to identify any other leaks. Then phase repairs over the next few years. Tina recommends working with Westwood Curtis as they can replace the lines with directional boring. GTPM will work with the Board on obtaining a scope of work and an estimate for the water line replacement project. The members discussed the water lines and agrees this is a priority project.

Financial Report

Review of the 2022-2023 Financials

Edye Sauter provided a recap of the 2022-2023 year. Edye reported that snow removal was over budget due to the heavy snow year and the roofs being shoveled. Edye noted there was a shortfall this year with some expenses being over budget and a few being under budget. The total expenses for 2022-23 were \$215,645 compared to the \$195,000 budgeted for 2022-23. Patti noted the shortfall is coming out of the reserve funds. Edye noted that on June 16, 2023, the balance in the checking account was negative \$2,894, and \$73,099 is in the maintenance reserve account. Patti reviewed the expenses and indicated Ron's salary is included in appropriate line items.

2023-2024 Budget

The Board is recommending an increase in HOA dues this year due from \$1950/unit/quarter to \$1980/unit/quarter due to increase costs. The Board is recommending an increase in the quarterly reserve collection from \$200/unit/quarter to \$400/unit/quarter for future water line repairs. The members decided they do not need to show the \$17,000 that was earmarked in prior years for Sagebrush Drive on the financial statements. Paul Curry made a motion to approve the 2023-2024 budget presented with HOA dues of \$1,980 and \$400 for maintenance reserve. Connie Morgan seconded the motion. The motion passed.

Sagebrush Drive Association (SDA) Update

Patti Green gave the members an update on Sagebrush Drive and the Association plans. Some months ago, Sagebrush Drive Board was alerted that Teton Shadows hired an engineer to evaluate the road condition and that the results should be available sometime in June. This action is showing some sign of possible payment commitment to the "road distance formula" as directed by the judge. All SDA members have agreed to the 50/50 split formula. SDA will not make further decisions until they receive additional information from Teton Shadows. Depending on the results, the SDA Board will make a recommendation most likely to move forward, no later than February once they have established cost variables.

Election of the Board of Directors

Five owners (Janet Andre, Heidi Curry, Patti Green, Roger Groves, and Corey Jairl) have indicated they are willing or nominated to serve on the Board. Edye Sauter handed out written ballots to each member. The members on Zoom were asked to email Edye their ballot. GTPM tabulated the ballots and the 2023-2024 Board of Directors are Janet Andre, Patti Green, and Roger Groves to serve a one-year term.

Adjournment

The meeting adjourned.