

**Golf Creek Ranch
2024 Annual Meeting
In-person & Zoom Meeting
June 20, 2024
11:00 am (MT)**

Owners in Attendance:	Dan & Leslie Reese	11
	Richard Stec & Janet Andre	12
	Barbara Mundell	14
	Roger & Rhonda Groves	21
	Michael & Lori King	22
	Patti Green	23
	Robert Jake Moore	32
	Anne Walker & Barry McNees	33
	Patrick Dominick & Alissa Ehrenkranz	34
	Matt Golombek & Connie Morgan	35
	Robert & Charlotte Oehman	36
	Corey Jairl	41
	Gary & Bonita Brown	42
	Richard & Cynthia Brown	43
	Paul & Heidi Curry	44
	Eric Swansen	46
	Stephen & Katherine Switzer	47

Owners by Proxy: Justin Bennett 16 to Patti Green, Ted Oakley 24 to Patti Green, David & Carolyn Lewis 13 to Patti Green, Jackie Cecil 31 to Patti Green, Virginia Gifford 26 to Patti Green

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

Patti Green called the meeting to order at 11:04 am and verified a quorum.

Adopt Agenda

Rick Brown made a motion to accept the agenda. Rhonda Groves seconded the motion. The motion passed.

2023 Annual Meeting Minutes

Robert Oehman made a motion to accept the minutes as written. Roger Groves seconded the motion. The motion passed.

Annual Review HOA 2023 and Old Business

Patti Green provided a review to the members. Patti noted that the golf course replaced the pumps in the sewer lift station at the front entrance, and Macy's had to come to a pump sewer for over a week during this pump replacement time.

John from Westwood Curtis spoke at the meeting to provide information on the water leak in group 4 outside of units. Patti reported that Guy Evans from the Golf Course believes the leak in group 4 is losing 3 gallons of water per minute that is being absorbed into the ground. John noted that the ground in this area is not conducive to galvanized pipes. John would propose replacing the galvanized pipe by digging from the main line down the driveway to the unit, then horizontally boring the units with a new poly pipe. Patti asked John to provide an estimate for replacing the water lines. Patti suggests repairing the current leak and replacing lines in the future.

Patti noted that the HOA's Walker lawn mower broke down last fall and was repaired. She said Ron felt that in part, he might have been responsible, so he paid \$4000-\$5000 for the repairs. The HOA hired a lawn service to do the weekly mowing.

During Fall cleanup, Ron injured himself on the job requiring him to go on worker's compensation. As a result, The HOA hired outside contractors to help with the work needed in the community. Teton Trash Removal was hired to remove trash weekly. Patti and Roger did the recycling. The HOA also hired a snow removal company to shovel sidewalks. Ron's injury didn't limit him from plowing the area during the winter.

Patti noted that a gutter company from Idaho Falls completed most of the gutter repairs. As decided in previous years, the installation of gutters would be paid for by individual owners. The HOA will pay for repairs from that point on. Any owner who chooses not to replace old original gutters will be responsible for the cost of replacement if and when needed.

Patti reported that the owner directory has been updated, and owners have been provided a copy. Patti indicated that in the directory under, Rental Unit Requirements, it is required for all rental units to display the "IMPORTANT INFORMATION FOR RENTERS" statement written by the Golf Creek HOA. Owners reviewed and discussed rules, including that dogs and renters should be respectful. Patti has additional copies of the directory if anyone needs a copy.

Patti reviewed how trash should be separated so Ron could take it to the transfer station. Please check with Ron on how to dispose of trash items.

Cox Painting fulfilled the required task of scraping and sanding the needed windowsill and lower siding boards, and they touched up other questionable areas all within the budget of \$7500.

New Business

Patti reviewed the history of the community and that it has changed over the years. She asked that the ownership find a way for full-time residents and owners with short-term rentals to work together to solve problems and issues. Tina Korpi reminded the rental unit owners to inform their agencies that the renters are required to read, sign, and acknowledge the established HOA rules. Tina noted that GTPM will call the owner and property manager of the unit if rules are not being followed, and GTPM can facilitate this. Still, the unit owner needs to be involved with your property manager regarding the rules.

~Snow Removal

Patti proposed hiring a third-party contractor to shovel sidewalks when the snow levels reach 3" and more frequently hiring heavy equipment to move excess snow from parking lots. Ron will continue clearing low levels of snow from sidewalks and plow the snow from roadways and parking lots. Dan Reese stated that snow is a reality and needs to be mitigated. He agrees with the idea; it is more than a one-person job.

Michael King made a motion to hire a third-party vendor to clear sidewalks of 3" or more and remove snow from parking lots more frequently when the snow loads become excessive. Dan Reese seconded the motion. All voted in favor.

~Parking

Patti suggests that the upcoming board address parking issues, maybe working with each group for solutions and increasing communication within the groups.

~Short-term Rental Fee

Patti discussed that there are added costs and additional work that occurs due to short-term rentals and that there could be a fee for short-term rentals. Discussion followed. Tina read Section 6 of the CCRs "Uniform Rate of Assessments. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis". No short-term rental fee will be assessed due to the current CCRs.

Financial Report

~Review of the 2023-2024 Financials

Patti provided a review of the 2023-2024 year. Patti noted that the expenses budget for 2023-24 were \$198,000 and actual expenses were \$195,953. Maintenance reserve projects included unit repair staining for \$7,356, sewer repairs for \$8,454, and interior garage wall dividers for \$4,825.

~2024-2025 Budget

Patti reviewed the 2024-25 proposed budgets and discussed items that increased. The Board recommends increasing HOA dues this year from \$1980/unit/quarter to \$2164.50/unit/quarter due to increased costs. The Board is recommending reserve collection stay the same at \$400/unit/quarter.

The owners on Zoom would like to continue the annual meeting after receiving a copy of the financials and proposed budget. GTPM will email the financial information and schedule a date for the meeting to continue reviewing and voting on the budget.

Sagebrush Drive Association (SDA) Update

Patti noted that the Association met on June 10, 2024, to discuss how to move forward with the road project. The Association, of which Golf Creek Ranch is a member, voted on a special assessment to put the road repair out to bid for the first mile of the road. Once they receive the bids, the Association will send the information for a vote.

Adjournment

The meeting adjourned temporarily at 2:02 pm.

Annual meeting resumed: Tuesday, July 9, 2024

Patti Green called the meeting to order at 4:01 pm (MT).

Quorum verified: 22 units were present or by proxy.

2024-2025 Budget

Edye Sauter presented and reviewed the proposed budget, noting increases are in snow removal, management fee, Sagebrush Drive Association, Insurance, trash, and water/sewer, with the total expenses of \$216,450. The Board recommends increasing HOA dues this year from \$1980/unit/quarter to \$2164.50/unit/quarter due to increased costs. The Board is recommending reserve collection stay the same at \$400/unit/quarter for future water line repairs. An owner asked if the HOA has a capital reserve

study. Patti Green suggested that the upcoming board members could look into having a study prepared. Tina Korpi recommends a reserve study, which is a good idea to help fund reserves and plan for future expenditures. Robert Oehman asked about the proposed reserve projects. Edye noted that the water line leak repair is scheduled for the fall and is based on time and materials, so we do not have an estimated repair cost. The money used to pay for the repair would come from the reserve funds.

Robert Oehman motioned to approve the 2024-2025 budget presented with HOA dues of \$2,164.50 and \$400 for maintenance reserve. Jackie Cecil seconded the motion. Vote all in favor.

Election of the Board of Directors

Four owners (Paul Curry, Corey Jairl, Connie Morgan, and Robert Oehman) have indicated they are willing to serve on the Board. The nominees introduced themselves to the members.

GTPM thanked the current Board and gave a special thank you to Patti Green for all her years of service.

Ballots were emailed to all owners and must be returned by the end of the day on July 9, 2024.

GTPM tabulated the ballots, and the 2024-2025 Board of Directors, Corey Jairl, Connie Morgan, and Robert Oehman, will serve a one-year term.

Patti Green made a motion to retain GTPM as the management company. Michael King seconded the motion. Vote all in favor.

Adjournment

The meeting adjourned at 4:34 pm.