

Gros Ventre North Owners' Association
2020 Annual Meeting
August 14, 2020, 4:00 PM, via Zoom

Owners Present

Edward and Nancy Hamming	Lot 7
Justin and Michelle Hunt	Lot 14
Sanjay Jain	Lot 16
Greg Pearlman	Lot 31
Scott Kane	Lot 33
Richard Manship	Lot 40
TP Acquisition	Lot 57
Evan and Gwen Weiner	Lot 64
John Aubrey	Lot 65
Dick Ryan	Lot 68B
Deborah Barker	Lot 70
Randy and Jeanine Foutch	Lot 71
Arthur Baines	Lot 74
Mark and Kathleen Gross	Lot 76
Mickey Kane	Lot 78
Michele Gammer	Lot 79
David Donovan	Lot 80
Christopher and Carlie Hills	Lot 81
David Lawrence	Lot 90/92

Owners Present by Proxy

Paul and Anne Ruttle	Lot 3
Thomas and Sharon Cunningham	Lot 34

Others in Attendance

Wendy Meyring – Mountain Property Management (MPM)
Randall Large – MPM
Kelsey Zelazoski - MPM

Called to Order:

The quorum was verified by Wendy Meyring, and the meeting was called to order by Sanjay Jain at 4:02 PM

New owners introduced themselves, along with the Board and HOA committees.

Approval of the 2019 Meeting Minutes:

Owners were given a moment to look over the 2019 Meeting Minutes. Wendy Meyring noted that a few changes were made, one owner was missing and there was a misspelling, those have been corrected. The minutes were approved.

Road Committee Update:

Evan Weiner provided an update on the Gros Ventre North roads. This year some asphalt patching is being done on Fremont and a few minor patches at the front entrance of Pratt. Every 7 or so years a chip and seal is completed on all HOA roads, and it is in the budget to have this done in July or August 2021. During the 2021 project, there will be asphalt patching, a full chip and seal, road striping and shoulder work. All coming in within budget at about \$540,000.

Water Committee Update:

John Aubrey updated the owners on the water system. The average accumulative consumption has been 340,000 gallons a day this summer, the highest usage documented since monitoring began. John wanted to compliment the community for the decision to add the technology to allow the association to monitor the water system. John explained that the weekends are noted as having the highest consumption. Also, he noted that if consumption rates remain at the current level, this will require additional funds to be allocated to improve the water system to increase the water volume, sooner than later. He asked all owners to speak with their irrigation vendors to fine-tune their sprinkler systems cut back on irrigation times to reduce the demand/usage, this would buy the community time. If everyone cuts back usage a small amount, it will make a huge difference.

John explained that the water system's daily operations are monitored by Clearwater Operations. They check the system daily, via the telemetry system. They perform a weekly, on-site, inspection to look at each well and drive the entire system to visually look for leaks. Rendezvous Engineering analyzes the telemetry and provides feedback and guidance to the Water Committee as to what they recommend for the system. The tank, transmission lines, and the wells are all in good shape. The valves and system controls have deteriorated over time and need attention. He explained that some aspects of the systems are 30-40 years old and they need to be replaced. There are 9 big valves and 9 small valves, 8 of each of these valves are being replaced, the other 2 have already been replaced. The system has 22 hydrants, with two different manufacturers. 15 of the hydrants will need to be replaced and will be replaced to all match. Once this is completed, GVN hydrants will match the hydrants used by the Town of Jackson, and if a part is ever needed it will be easy to borrow from the town. Which is good for the community and safety.

Site Committee Update:

Dave Lawrence provided an update on the Site Committee. It has been a busy year on the Butte. There were four new homes under construction, two of them have been completed. Four homes had significant remodels. There are only 16 remaining undeveloped lots out of 74, 3 of those are adjoining lots so they are less likely to be developed. There is a lot of interest in the Butte, both in existing homes and lots. Pre-application inquiries for two of the undeveloped lots will most likely see construction in 2021. There are currently four lots For Sale, all of them on Trader Road. All of the residential listings this year have closed or had offers and most will close before Labor Day. The total number of sales since the last Annual Meeting is seven. The coming year will be busy on the Butte. With all this building there will always be issues with parking and people on the road. So far, over the years, these things have been resolved easily by working together constructively, a testimony to the people living in Gros Ventre North. After seven years on the committee, Dave Lawrence will be stepping down in September. Andy Salter will be the new chair. Dave Landis will continue, if you have an interest in serving on the committee please let the committee know.

Operational Update:

Wendy Meyring gave an update on the association's operations. If you ever need to change the code to the Bollard please reach out to Wendy, this can easily be changed. The Bollard has been running smoothly, this winter there was a small issue with the exit bollard. This was quickly resolved. A spare bollard was ordered and received. This will ensure the bollard is back up and running promptly. An estimate for a new camera system that will allow the capture of license plates on the entrance and exit. And as a reminder, if you are having a party or event, please reach out to MPM and the bollard can be dropped for your guests. Also, if you have a scheduled delivery, via a semi-truck/trailer, please contact MPM to have the bollard lowered to allow for easier entry into the subdivision.

The trash shed continues to be an ongoing challenge that MPM is trying to resolve. We have the trash being picked up 6 days a week, Monday thru Saturday, Westbank Sanitation will not pick up trash on Sundays. We notice a large amount of trash being taken to the trash shed between Saturday afternoon and Sunday night. Since the trash is not picked up on Sundays, this overwhelms the trash shed. We ask that owners hold off on taking large amounts of trash to the shed on the weekend, if at all possible. MPM tries to get to the trash shed first thing Monday morning, prior to Westbank Sanitation, to ensure the shed is cleaned, and there are no obstructions in front of the dumpsters. There are times that this timing is not possible, and due to trash being left in front of the dumpsters, Westbank will not empty the dumpsters. Wendy also reminded owners that in Teton County not everything is considered recyclable if you compare it to some larger cities. Signs have been placed in the shed to help explain what is recyclable. Food containers are not recyclable in Teton County. We ask that you please educate your staff and be aware of what is being placed into the recycling.

Cameras have been installed in the trash shed to help identify who is not complying. They have been extremely helpful.

Walton Property

Sanjay Jain discussed the Walton lot that runs alongside the entrance to GVN. The property is owned by Ann Walton, who approached the Board, by way of her attorney, last August to see if the HOA would grant them easement rights on Pratt Road. The lot is 1.6 acres, adjacent to Jerry Johnson's house. It is a buildable lot. The Board felt that it would not be appealing to have a house right next to the GVNA entrance, and it could be hazardous. Since August, there have been numerous discussions with the Waltons to see if GVN can acquire the land. Currently, the Board is in active discussions with Jerry Johnson and the Waltons.

Once the Board has more information, a packet will be emailed to owners with more details of the deal.

Entrance Improvements

Improvements to the entrance were put on hold due to the unknowns of the Walton lot. i

Financials

Dick Ryan reviewed the 2019-2020 operating budget. The operating budget has remained at approximately \$245,000 for the past couple of years. Money has been saved by hiring a new water operator and installing the new bollard system.

The board expects to spend approximately \$200,000 from the sinking fund, mainly on the water distribution system and the fire hydrants. The biggest expenditure for the last 5 years has been water distribution due to usage. The Board is recommending that the Dues and Sinking Fund Assessment remain at \$3,000 operating dues, and \$3500 sinking fund assessment.

Q&A

Questions were posed regarding the installation of fiber optic coming into the community. The cost has doubled due to the high demand. Silverstar has been contacted to provide an updated estimate. The last estimate obtained was in 2017. An update will be given to the Board once Silverstar has time to review the project.

The issue of speeding was raised. Owners were asked to please tell your guests/staff to drive slowly thru the community, and if walking or biking be aware of the traffic. Speed bumps are still up for discussion.

It was brought up by an owner if the health of the trees along Pratt road is an HOA responsibility. Sanjay Jain reminded owners that the lots are owned by each owner up to the middle of the road. MPM will look for dead or unhealthy trees and bring anything noted to the lot owner's attention to address.

Motions for Votes

Motion #1

Evan Weiner made a motion to set the 2020-2021 operating dues at \$3,000 per lot. The motion was seconded by Dave Lawrence. The motion passed.

Motion #2

Dick Ryan made a motion to set the Sinking Fund Assessment at \$3,500 per lot for fiscal year. Randy Foutch seconded the motion. The motion passed. 1

Motion #3 - Board of Directors

There are two open positions. The terms for Dick Ryan and Gwen Weiner are expiring. Dick Ryan is willing to serve another term. Gwen Weiner is stepping down. In place of Gwen, Kathy Gross has indicated that she is willing to serve.

With no interest from the floor, Deborah Barker made a motion to elect Dick Ryan and Kathy Gross to the board to serve 2-year terms. The motion was seconded by David Lawrence. The motion passed. Dick Ryan and Kathy Gross were elected to the Board.

With no other new business, the meeting adjourned at 5:15 PM.