

**POWDER VALLEY SHADOW BROOK HOA
ANNUAL HOMEOWNERS' MEETING
OCTOBER 15, 2022**

Homeowners present: In Person(online) - Richard Budde (SB #1), Gary and Kathy Dewey (PV #20), James Gilman (PV #13), Maureen Holman(PV# 25), Billy Jalbert (PV #15), Craig Larsen (SB #2), Brad Larson (PV #10), Mark Mozley (PV #30), Cyndy and Cal Ozaki (PV #22), Rusty and Barb Robert (SB #6), William Royal (PV #32), William Schulz (SB #9B), Jesse Trentadue (PV #17). By proxy – Gregory Crockett (PV #29), and Thomas Fewell (PV #3). Fifteen units were represented so a quorum was not established.

There was discussion before calling the meeting to order on annual meeting notifications. Even though the meeting time and date are made available months in advance, homeowners would still prefer multiple reminders closer to the meeting. Also discussed was siding replacement. There are several options available. Siding repair and/or replacement is the homeowner's expense and must be approved by the site committee.

President, Cindy Ozaki, welcomed everyone and officially called the meeting to order.

The June 30, 2022, compiled financial statements were presented by treasurer, Bill Schulz. Three major expenses make up most of the HOA expenses. They are insurance, Snow removal and lawn care, and staining. As all expenses are increasing, there may be an increase in the monthly homeowner assessment next year.

Cindy Ozaki gave a report of the past year's accomplishments. The HOA had a hard time finding insurance coverage. This was partially due to some units having wood shake roofs and partially due to the insurance industry being hard hit with covering many natural disasters. Homeowners were reminded that it is their responsibility to insure their unit from the studs in. Also please make sure that you are insured as a townhome rather than a condominium. Cindy also pointed out that Bio Diverse has done some landscaping updates that were overdue.

Maureen Holman reviewed the HOA website. This is a valuable resource for our homeowners, especially the owners only sections. The website is <https://www.pvsbidahohoa.com>. The homeowner's only password is skihillroad.

Cindy Ozaki went over the homeowner responsibilities as follows:

- All homeowners are responsible for their renters' actions (or inactions)
- Make sure that the HOA has local contact information for your unit in case of emergency such as water issues. This can be a property manager or a neighbor, but it is critical that the information is on file. Property managers should also be on the homeowner list on the website. Please update this information with the board.

- Dogs are to be always on a lease on HOA property and must comply with Teton County animal control regulations. If contacting the homeowner with violations does not work, you may contact Teton County animal control.
- Parking is limited to in a homeowner's garage, in front of the garage, and in designated parking areas only. There may be less available parking in the winter months due to snow removal piles. RV and trailer parking is limited to 48 hours without board approval.
- All outside improvements to a unit must go through the site committee to be approved prior to starting the project.

Current board members were introduced. They are Cindy Ozaki, president; Mark Mozley, vice president; Maureen Holman, secretary; Bill Schulz, treasurer. Peter Wells was not in attendance but is the fifth board member having been appointed to fill the remaining term of Ted Myers who has moved out of the HOA.

Since there was not a quorum present at this meeting, per the CCRs, another meeting must be held within two weeks for the sole purpose of voting on any matters not able to be voted on at this meeting. Those items will be election of one board member for a three-year term and approval of the last year's annual meeting minutes. That meeting will be scheduled for Sunday, October 23, 2022, at 3pm MST. Jessie Trentadue moved that Maureen Holman be elected to the board of directors for a three-year term. The motion was seconded by Billy Jalbert. The actual vote will be taken at the October 23rd meeting.

- Under new business, the board reminded homeowners that there are several long-range advisory committees that they can join. These are for siding issues, landscaping, the site committee, and infrastructure needs.
- There was discussion on heater replacements, fireplace maintenance and the vendor list of companies that will work on these. Homeowners were encouraged to let the board know of any repair companies that they have used so that we can share their contact information with other homeowners. This list will be available on the website and in our periodic newsletters as well as being emailed to all homeowners.

With no other business to discuss, president, Cindy Ozaki adjourned the meeting.