

**Powder Valley Shadow Brook HOA**  
**Annual Meeting Minutes**  
**October 11, 2025**  
**Via Zoom 10 am MDT**

Members in attendance: Mark Weston, SB #4; Gail Scarlett, PV #31; Maureen Holman, PV #25; Bill Schultz, SB 9B; Bill Cutting, PV #2; Pete Wells, PV #14; Mark Mozley, PV #30; Jim Klir, PV # 5; Marty Shipley, PV #3; Kevin and Shauna Leak, PV #26; Billy Jalbert, PV #14; Cass and Carol Yost, SB #3; Clark and Patti Arick PV #1; pth3md, Jeri Thompson and David James, PV #7; Kristie Amsberry, PV #27; Rita Reus, PV#17; Barb Roberts, SB 6; Jim and Kathy Downes, PV 16; Nate Jost, SB #1; Heather Dirham, PV 28; AMB-SJB Trust, SB#5 by proxy; Troy Kalange, PV#4 by Proxy; Brad Larsen; PV #10 by proxy; Chris Gilmore; SB 9A by proxy; Cindy and Cal Ozaki, PV #22 by proxy,

Guest – Jason Letham, Stillwater Design Group

The meeting was called to order by vice president, Mark Mozley.

Mr. Mozley introduced new homeowners to our community this year. Charles, Karen and Chris and Shanthi Gilmore, SB #9A; Jeff, Kristie and Garrett Amsberry, PV #27.

HOA Secretary, Maureen Holman, declared that there was a quorum for the meeting.

Prior year building minutes had been sent to all homeowners prior to the meeting. Pete Wells moved that the minutes be approved as written. The motion passed on a unanimous voice vote.

HOA Treasurer, Bill Schultz, made the financial report. June 20, 2025 compiled financial statements by Rudd and Co CPAs as well as the June 2026 budget had been emailed to all homeowners prior to the meeting. The association is in it's strongest financial position with adequate reserves and cash flow. The June 30, 2025 year ended very close to the budgeted amounts in addition to increasing the reserves for restricted funds.

Pete Wells gave a recap of homeowner obligations. If you have a property manager for your unit, please give their contact information to the HOA so that we have a contact in case of emergency. Also, if you have renters, please make sure that they are courteous neighbors. Parking for all units is first in the garage, secondly in front of the garage and lastly in the overflow parking spaces. The trash can on the Powder Valley side of our

complex no longer has a lock. Please be sure that your trash is completely inside the dumpster. Please notify the HOA if you have a change to your email or mailing address. Dogs must be on a leash at all times or under voice command no further than ten feet away from the owner. This is an HOA requirement as well as a Teton County law. Maureen Holman reviewed homeowner resources. The HOA website ([pvsbidahohoa.com](http://pvsbidahohoa.com)) is our official information source. Items such as CCRs, Bylaws, insurance and the homeowner directory are there. The password for the homeowners only sections is skihillroad.

The PVSB HOA FaceBook page is not official but a good place for not as important homeowner communication.

Bill Cutting is the Site Committee chair and should be contacted for any site committee issues. His email is [bcutting@twio.com](mailto:bcutting@twio.com).

Maureen Holman's board of directors' term is expiring and she is up for reelection. Mr. Mozley asked for any nominations from the floor. There were none. Bill Cutting moved to reelect Maureen. Billy Jalbert seconded the motion. There was no discussion and the motion passed by voice vote unanimously.

Mark Mozley encouraged all homeowners to join a committee. Options available are the site committee and long-term financial planning committee.

Bill Cutting gave a presentation on the siding project. He thanked committee members, Jim Klir, Jackie Mullen, and Cal Ozaki. A timeline for the project that began in 2023 was presented. Bill discussed the 28-year-old siding is stained cedar of nonmatching widths and with no furring on top of the Tyvek. Mold and water damage have been detected throughout our complex along with cupping, peeling and separation of the siding material. He then introduced Jason Letham with Stillwater Design Group to make a presentation on the proposed project including design and materials.

Mr. Letham addressed siding material problems along with the opportunity to update our exterior look. Wood water saturation is the most critical factor and occurs closer to the ground and where units' intersecting roofs meet. The proposal does not include any roof changes. Facias and soffits are in good enough shape that they would only be needed to be painted in the new color. It would keep the existing windows unless specific owners wish to replace them at their own expense. The new siding would be thermally modified spruce with 2-3 foot stone wainscoting against the ground and black metal accent items. After removing the old siding, a waterproof water barrier would be placed

on top of the existing sheathing along with furring and new window and door flashings. Railings would be removed and powder coated white.

The size and complexity of the project gives us bulk pricing on the material and some of the labor. Total price for each unit will depend on additional items found or requested in addition to the base siding replacement but an estimate would be:

\$65,000 for a Duplex

\$70,000 for an outside unit on a six plex

\$50,000 For an interior unit in a six plex

Billy Jalbert then discussed the effects of this project on market value. He said that the project addressed the original construction defects that were not done to the highest level of quality. It also upgrades each unit with the latest in building products which will help market value at the time of a sale. He had discussed our proposed project with a realtor from Sotherbys and she said this could be very good for PVSB. He also discussed the present value of removing approximately \$40,000 per year in staining costs that the HOA is currently paying to try to keep up the existing siding. Billy also discussed that since we are aware of underlying problems with our units, we are obligated to disclose that information to any potential buyers.

Bill Cutting then discussed the steps going forward. Contracting this project community-wide requires approval from 75% of all homeowners. It will also require that funds be put up by each homeowner at the start of the project. Since there will be many questions about the project that we don't have time to address at this meeting, the HOA will be scheduling smaller group meetings by building or group of buildings to answer questions and discuss the project with Jason and each other. The HOA Secretary will be sending out an email next Monday, October 13<sup>th</sup> with Zoom meeting times for all units. If a homeowner cannot make their specified meeting time, they may join another meeting. All questions posed in the chat and asked at these meetings will be addressed and posted with their answers in the FAQ section of the HOA website.

Mark thanked Jason for his time and presentation.

The meeting was adjourned.