

**Hillside Townhouse Homeowner Association
Grand Teton Property Management
P.O. Box 2282
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**Board of Directors Meeting Minutes
March 4, 2004
4:30 PM**

The Offices of Grand Teton Property Management

I. Attendance

**Rusty Brown
Kim Mills
Dave Parks**

Others Present

Tina Korpi Grand Teton Property Management

II. Determination of Quorum

With three out of four members present it was determined there was a quorum.

III. Financial

Tina reviewed with all present the current financials and worked with everyone to produce a proposed budget for the annual meeting. The board asked that Tina prepare a 10 year plan for maintenance and operating expenditures so that the dues could be assessed and increased as needed to cover the costs in the future and avoid the special assessments as much as possible.

IV. Agenda Items

The following items should be added to the agenda for this year's annual meeting, along with the regularly discussed items.

Air Conditioners, Animals, Parking, Freeze Sensors.

V. Sprinkler System

There was discussion regarding the needed improvements on the sprinkler system and getting the system started earlier next year. Rusty asked that we look into a maintenance agreement this year.

VI. Trash Removal

All present asked that Tina ask Westbank to evaluate the charges and see if they would be willing to lower the cost. Tina was also asked to review the charges from Quest for the freeze sensors.

Adjournment

With no Further Business the Meeting was Adjourned