

**Teton Pines Garden Homes
Grand Teton Property Management
P.O. Box 2282
Jackson, WY 83001
307-733-0205 Fax 307-733-9033**

**2007 Annual Members Meeting
Friday, August 10, 2007
9:00AM
Teton Pines Card Room**

1. Attendance

**Dick and Ginny Appleby
Ann Smith
Sheldon and Bonnie Guren
Jane Semon
Susan Bailey
John P. Spain**

By Phone

Beverly Pieper

By Proxy

Susan Brinkley

Others Present

Nicole Ackley	Grand Teton Property Management
Rob Bacani	Grand Teton Property Management
Scott Hawthorne	Hawthorne Enterprises Inc.

2. Determination of Quorum

With eight units represented either in person, by phone or by proxy, it was determined there was a quorum.

3. Reading and Approval of the 2006 Annual Members Meeting Minutes

All present read the 2006 Annual Meeting Minutes. A motion was made by Susan Bailey to approve the minutes as written. This was seconded by Jane Semon. Vote all in favor.

Financial

1. Review of Income and Expenses for July 1, 2006 through June 30, 2007

Dick shared the financials with all present. The association came in under budget by approximately \$9,170.00 for the fiscal year due to minimal snow removal costs and minimal miscellaneous costs. The association also received \$2500.00 in an insurance refund and income from interest in the amount of \$2031.00. Without these funds, the association would have approximately a \$12,200.00 dead income.

2. Review of the 2007 -2008 Proposed Budget

The board has chosen to keep the numbers the same for the 2007-2008 Budget. This will also include a \$6000.00 line item originally for asphalt repair. The line item for Miscellaneous Expenditures will also remain the same. If the winter snow removal does not exceed its budget, the financials should be in a positive position going into the 2008-2009 fiscal year. A motion was made by Shelly Guren to approve the 2007-2008 Proposed Budget. This was seconded by Jane Semon. Vote all in favor.

Old Business

1. Drainage

There is an issue with runoff from the Pines parking lot running directly into the property, specifically Ann Smith's unit. The runoff has not been reaching the pond as planned. There is a pipe with a drain located near the pond to help with the runoff but water has not been able to go through the drain due to rocks blocking the pipe. Scott Hawthorne has removed these rocks to help the water dissipate more quickly. Scott has also found four additional drains which were covered by sod and hopes to clear these as well. Scott is going to install a very low speed bump at the entrance to Garden Homes near Ann's unit to help redirect the water coming in from the Pines parking area. Jane Semon is asking that all changes be noted and charted as Scott is working so that owners and future owners will have a better idea of where everything is located. Scott will note these items and give the association copies of these for the master book for future reference.

There is also an issue with water flooding the back of Susan and Ben Bailey's yard. The reason for this is there is a rancher who has control of the gate which allows water to flow next to the property. Because the rancher controls this gate, large amounts of water are being forced into the yard area causing flooding. The water table is level with the back yard area. The yard is also about 8.5-9 inches below the water level of the pond. Scott stated that the Federal Government is starting to monitor the use of the water and how much water ranchers and farmers are allowing through the gates at a time. Scott stated he is currently trying to build up the bank by the pond so that water does not overflow the pond and enter the back yard. Scott gave two plans to try and minimize the flooding. Plan A would involve building a large berm of rock, dirt and Betonite (8-9 inches above water level) at the back of the property and pumping the water out. If this does not work, Scott suggested Plan B which would be raising the whole back yard area 9000 square feet/100 yards of dirt. Those present felt Plan A was a good option and would like Scott to go ahead and construct the berm. The money for this will come from the \$6000.00 left from the 2006-2007 budget and placed in the 2007-2008 budget under a separate line item for this project. All agree that Teton Pines should be brought in and educated on the issues Garden Homes is having with the flooding and ask that they take responsibility on helping to eliminate the situation. Scott will talk to the Pines (Dick Bradshaw) about this. Shelly Guren would

also like Scott to talk to the Pines about the runoff issue as well. Jane Semon feels the three board members should also be involved in this as well.

2. Insurance

Nicole shared with those present that Tina has been working with CAU to get a quote for insurance coverage for the association. CAU specializes in nonprofit homeowner associations and offers a full replacement guarantee. Unfortunately, due to the fire loss, CAU has not been able to give a quote. Tina and Nicole will continue to work on getting the quote and are hopeful to be able to once enough time has passed. Garden Homes is currently with Travelers Insurance.

3. Exterior Staining

There is an area by Susan Brinkley's front door that needs to be addressed or touched up. Scott will take care of this. Jane Semon asked why the trim was not done at the same time as the body. Shelly stated the decision was based on cost. The homeowners would like Nicole to get quotes for the cost to paint the trim.

4. Lighting

Those present asked to have the back of their bollard lights blacked out due to the bright light coming into their windows. Nicole will call those not present to see if they would also like to have their lights blacked out. This will not affect the lighting with the exception of keeping unnecessary or unwanted light out of the units. Scott Hawthorne, GTPM and Dick Appleby have been working with Mountain Electrical to resolve the issues with the bollard and street lights which are not all working correctly. It was found that the light sensor which dictates when the lights will go on and off was installed backwards. Mountain Electrical (who did not do the original electrical) is working on fixing this and fixing areas of wire which are broken or not done within code. Scott also has purchased a large quantity of specialty light bulbs to make sure there are always plenty on hand for when the bollard lights go out.

5. Completed Maintenance Projects

During this fiscal year the association has had the shingles oiled (which can be done every 3-5 years), stained the siding, and are in the process of having all the lights and fountains repaired. The association has also had flowers planted at the entrance to Garden Homes.

6. New Business

Personal Items

Beverly would like homeowners to address personal property and remove personal items left in the common areas during the winter months and when homeowners are not in residence.

Doors Locking

Susan Bailey stated there have been issues with persons being locked in interior rooms due to the type of hardware installed on the doors. She said she has gone to the hardware store and purchased new hardware. She is not changing the door handles however. She found the new hardware at Jackson Lumber. Scott Hawthorne stated the internal mechanism of the lock is what is causing the problem.

Meeting Minutes

Susan Bailey would like the previous year's meeting minutes sent out with the agenda before the annual meeting. Nicole will do so.

Trees Near John Spain's House

There have been issues with spider mites infesting the trees between John's unit and the pond. Scott has been working with the trees and said two of the three trees are dying and one has come back. He said he could trim the bottom branches off the trees where there is a problem, but this would take away all of the Spain's privacy. He said he has priced two Blue Spruces (14-15 feet tall) which he estimates would cost the association about \$650.00-\$850.00 each. Those present felt the homeowner association should cover the costs of the trees and go ahead and have Scott purchase and plant these.

Scott is also going to cut the Aspen Tree by Marcy Feldman's house down.

7. Other Business

Irrigation

The sprinklers are damaging the windows and leaving water spots on the windows. The homeowners would like to have Scott look at the timing on the sprinkler and the direction of the sprinkler heads. Scott will look at the system and the windows. Beverly Pieper asked if there is a coating that could be put on the windows to help protect against water spots. Nicole Ackley with Grand Teton Property Management shared that her husband uses a product called Diamond Fusion on the windshields his company installs. This product allows for water to bead and disappear quickly so that it is not sitting on the glass. She will speak with her husband about this and ask if it could be used on the windows. She will also find out what steps would need to be taken to remove the current spots on the window.

Fountains

Scott stated he is working on the fountains, and that he is waiting for a part for the fountain near Ann's unit. The other fountain is not running due to the electrical problems, but he hopes to have that resolved soon.

Flower Beds

Carol Maliea has planted flowers at the entrance to Garden Homes and is maintaining all the common area flowers.

Fire Place Cleaning.

The homeowners have asked that Nicole set up fireplace cleaning in September. Nicole will be contacting those homeowners from which we do not have keys.

Ants

Jane Semon said she has large piles of ants in her garage and is asking if anyone else has had problems with this. She stated they are coming in through a crack in her wall. No one present has had issues with ants.

Gas Fireplaces

This can be done on an individual basis but a submission to the board must be made stating where you would like to have the propane tank installed.

8. Election of Director

There is a three year term available for the Board of Directors. Shelly Guren's position is up. Dick Appleby has one more year to serve and Jane Semon has two more years. Shelly stated he would be happy if someone else would like to serve on the board. Nicole asked if there are any nominations or volunteers. Jane stated she would like to nominate Shelly Guren. This was seconded by Ann Smith. Vote all in favor. Shelly accepted the nomination.

The 2008 Annual Homeowners Meeting for Garden Homes at the Teton Pines will be held on Friday, August 8, 2008.

Adjournment

With no further business, the meeting was adjourned.

Respectfully Submitted,

Nicole Ackley

Board of Directors Meeting to follow Annual Meeting Minutes

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**Board of Directors Meeting Agenda
August 10, 2007
Teton Pines Card Room**

1. Attendance

**Jane Semon
Shelly Guren
Dick Appleby**

2. Scott Hawthorne Contract Review

Dick shared Scott and Carol's contracts with the board. Jane asked that the association add that they would like Scott's guys to blow all grass clippings from the back deck steps and sidewalks during their regular mowings.

3. Grand Teton Property Management Contract Review

Tina is talking to the businesses' partners to have the section 10.1 the indemnification for Garden Homes changed in the Management Agreement between Garden Homes and Grand Teton Property Management. The board would like to have the wording changed to state that Grand Teton Property Management is responsible for any negligent wrongdoing, if in fact GTPM is negligent. The association would also like Grand Teton Property Management to have their maintenance staff come to the property two times per month and complete maintenance items when Scott is not available.

4. Election of Officers

The following is the new slate of officers:

**President-Dick Appleby
Vice President-Shelly Guren
Secretary/Treasurer-Jane Semon**

5. Other Business

Nicole shared an invoice from Hawthorne Enterprises for mowing and cleaning the mulch beds. The amount was for \$542.70. The board would like Nicole to speak with Scott about this invoice and find out why it is not included with the regular fee.

Adjournment

With no further business, the meeting was adjourned.

**Respectfully Submitted,
Nicole Ackley**