

**Elk Run Homes Homeowner Association
Grand Teton Property Management
P.O. Box 2282
Jackson, WY 83001
307-733-0205 Fax 307-733-9033**

**Special Meeting Minutes
May 22, 2007
6:00 PM**

The Offices of Grand Teton Property Management

1. Attendance

**Jason Love by Phone
Mark Schlosser**

Others Present

**Tina Korpi Grand Teton Property Management
Nicole Ackley Grand Teton Property Management**

Represented by Proxy

**Teton Motors 3 units
Mike Santomauro**

2. Determination of Quorum

With six units out of 8 units represented it was determined there was a quorum.

3. Roof Assessment

Tina discussed with all present the roof replacement. Intermountain Roofing submitted a written bid for \$37,300.00. Tina got a verbal bid from Jackson Hole Roofing for \$21,000.00 however; she could not get a written bid from Jackson Hole Roofing. Wilderness Roofing had also submitted a bid for \$32,000.00 all present discussed the bids in detail and due to the scope of work and the history that many owners have with Intermountain Roofing Jason made a motion to hire Intermountain Roofing to complete the roof project this summer. The cost of the roofing project will be assessed to all owners.

Seconded by Mark

Vote All in Favor

Tina holding proxies had discussed with Teton Motors and Mike Santomauro and they were also in favor.

Tina will get bills out to all unit owners and schedule project with Intermountain roofing.

Tina discussed gutter installation with all present pointing out that the existing gutters are in poor shape and will be removed with the existing roof. New gutters and installation are not included in the roof bid. Tina estimated the installation of new gutters to be about \$1,400.00.

All present discussed new gutters and decided to hold off on new gutters until next year.

4. Sealing of Parking lot

Tina discussed a bid with all present for the sealing of the parking lot. The bid was for \$1,854.00. All present instructed Tina to have the parking lot sealed if the operating budget will allow for it.

Tina will have resealing project completed towards the end of the summer.

With No Further Business the meeting was adjourned.

Respectfully Submitted,

Christina Korpi,
Grand Teton Property Management

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**Special Meeting Minutes
March 7, 2007
6:00 PM
The Offices of Teton Motors**

1. **Attendance**
Dave Auge Representing 3 units for Teton Motors
Mike Santomauro
Jason Love By Phone

Represented by Proxy
Mark Schlosser

Others Present
Tina Korpi Grand Teton Property Management
2. **Determination of Quorum**
With six out of eight units represented it was determined there was a quorum.
3. **Lawn Care**
Tina asked if the association is happy with Jackson Hole Landscaping. All present agreed that they were happy with the job and requested that Tina have them contracted for the summer of 2007.
4. **Asphalt sealed**
All present asked Tina to get a price to have the parking lot resealed in the summer of 2007.
5. **Concrete**
All present discussed if the association needed to replace more concrete this summer. Tina requested a walk through of the property with one or more homeowners, to identify what area they may want to have replaced this year. Dave Auge and Tina Korpi will walk the property next week.

Dave and Tina will also inspect property to see what other items need to be completed.

6. Roofing Project

Two bids were discussed one from Wilderness roofing and one from Intermountain roofing. The Intermountain bid has not been received yet, Tina will contact them to try to get the written bid. All present instructed Tina to hire Intermountain Roofing if the bid does not exceed \$32,000.00. If the bid exceeds the approved number then Tina will discuss the bid with the board.

7. Other

Tina will take minutes of this meeting and send out copies to the membership. Tina will also send an updated financial review.

Respectfully Submitted,

Christina Korpi,
Grand Teton Property Management