

**THE TIMBERS HOMEOWNER ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT**

P.O. BOX 2282 Jackson, WY 83001
(307) 733-0205

2008 ANNUAL MEETING MINUTES

August 21, 2008

10:00 am

*Offices of Grand Teton Property Management
610 West Broadway, Suite 203
The Centennial Building*

AGENDA

1. Attendance

Daryl Dinkla
Jeff McDonald

Others Present:

Tina Korpi
Rachel Block

Grand Teton Property Management
Grand Teton Property Management

2. Call to Order

Tina called the meeting to order.

3. Determination of Quorum

With only 2 members present, it was determined there was not a quorum.

4. Financial Review

Daryl suggested that if homeowners pay one full year of dues between January 1st and January 15th, there would be a 5% discount.

5. New Business

a. Landscaping

Daryl mentioned that the irrigation system was installed by Mountain Scapes. He stated that they need to winterize the system which Grand Teton Property Management will have them complete. He also stated that there are several trees on the property that seem to be loosing leaves and Mountain Scapes needs to inspect them. There is a tree behind

unit #1 that needs to be removed. GTPM will make sure that they fertilize the lawns and trees in the fall of 2008.

b. Snow Removal

The Timbers has signed a contract with Trees Inc. to do the snow removal for the winter season 2008-2009. Rachel will make sure that they stake the irrigation system on the property before the season begins. Daryl suggested that Trees Inc blow the snow instead of using a blade. The decks and doorway areas are the individual owner's responsibility.

c. Firewood

Firewood is the responsibility of individual owners. Homeowners can contact Aaron Wagner at 413.4919 to have firewood delivered to their property.

d. Insurance

The insurance policy is held through CAU which provides a full guaranteed replacement policy and includes earthquake insurance (-10%). Grand Teton Property Management encourages homeowners to have personal property insurance.

6. Election of Directors

Because the quorum was not met, there was not an Election of Directors.

7. Other

- a. Daryl mentioned that if homeowners would like to have a garbage can, which is provided by Teton Trash, to please call GTPM.
- b. Grand Teton Property Management will have Hunt Construction seal the asphalt in the fall of 2008.
- c. Daryl mentioned that curb stoppers need to be placed in the turn-around (in front of unit #4)

8. Adjournment

With no further discussion, the meeting was adjourned.

Respectfully submitted,
Rachel Block
Property Manager, Grand Teton Property Management