

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

**2010 Annual Members Meeting
August 12, 2010
9:30AM
Teton Pines Card Room**

1. Attendance

Sheldon Guren	Unit 4080
Leslie Gold	Unit 4120
Dick & Ginny Appleby	Unit 4050
Jane Semon	Unit 4100
Patrick Smith	Unit 4150
Ben Bailey	Unit 4170
Beverly Pieper	Unit 4070

Others Present:

Rob Bacani	Grand Teton Property Management
Rachel Block	Grand Teton Property Management
Scott Hawthorne	Maintenance
Carole-Malia Schneider	Gardener

2. Determination of Quorum

With 7 units present, it was determined there was a quorum.

3. Reading and Approval of the 2009 Annual Members Meeting Minutes

The members reviewed the 2009 Annual meeting minutes. Ben moved to approve the minutes as written. The motion was seconded by Jane. Vote: All in favor.

4. Election of Director

Rachel stated that one position is up for election, Patrick Smith's 3 year term. Dick Appleby's term will expire in 2012 and Sheldon Guren's will expire in 2011. Ben moved to elect Patrick to serve another 3 year term. The motion was seconded by Shelly. Vote: All in favor.

Financial

1. Review of Income and Expenses for July 1, 2009 through June 30, 2010

Dick reviewed the income and expenses with all present pointing out that the Actual income for the year was \$115,829 which included a special assessment of \$10,812 to oil the roofs. The expenses were \$115,591. Tree stump removal, weed control, irrigation maintenance and snow removal were over budget. The checking account balance was \$20,072.16 and the money market account balance was \$105,851.37 as of 6/30/10. See attached financials.

2. Review of the 2010 -2011 Proposed Budget

Dick reviewed the 2010 – 2011 proposed budgets pointing out that to increase the HOA's reserve the Board is suggesting that the HOA increase the quarterly dues by \$300, all to go to the Reserve Account. That with the \$28.40 increase adds up to the new quarterly dues of \$2,490.00. Dick reviewed a list provided by the developer when the units were built with suggested goals for the maintenance reserve fund. The HOA is currently behind on the suggested schedule therefore this increase would help to increase that maintenance reserve. Patrick moved to approve the proposed budget with the increase in dues as of July 1, 2010. The motion was seconded by Jane. Vote: All in favor.

Old Business

1. Drainage

The drainage project seems to have made the drainage better at the property. Scott will place something over the yard drain pipe that is currently exposed in the lawn area.

2. Insurance

Rachel presented 2 different quotes for the insurance policy. The members requested that Rachel get a review on each of the companies in order for the Board to make a decision on whom to go with.

3. Exterior Staining

The exterior of the buildings were stained two years ago. The HOA is working on building up reserve money so that this will not have to special assessed when the buildings need to be stained again in the future.

4. Lighting

The members discussed the lighting at the property stating that many of the lights in front of the units do not work. They discussed removing the lights and adding a sconce light on the front area of the units by the front doors. Scott stated that it would be \$400 per unit to remove those lights and to place the sconces on the doors. The sconce light would either be dusk to dawn timed light that would not take much power.

Another option would be to have it on a wireless solar powered timer or a motion light. Scott will look into this and will give the Board different options and prices. The members also approved to place the street lights on a timer system so they are not constantly on.

5. Completed Maintenance Projects

Roof oiling-

The oiling of the roofs was completed in the summer of 2010.

New Business

1. Other Business

Annual Meeting-

Patrick motioned to have the 2011 Annual Meeting on August 11, 2011. The motion was seconded by Shelly. Vote: All in favor.

Lightning Rods-

Ben moved to install lightning rods on all the buildings. The motion was seconded by Shelly. Vote: All in favor.

Long-term planning committee-

Ben mentioned that it would be a good decision to come up with a long-term plan for the property and ways to give the property better curb appeal. The members discussed hiring an architect to do a CAD drawing of the property and to offer recommendations to the HOA on ways to update the property. Ben moved to appoint the following to a long-term planning committee and to allow them to work with an architect for this project:

Ben Bailey

Leslie Gold

Patrick Smith

The motion was seconded by Shelly. Vote: All in favor.

Back deck staining-

The members discussed the back deck staining. It is the individual owner responsibility to complete this work. Scott mentioned that he could complete this for \$325 per deck.

Sealing of the parking lots-

Ginny moved to use Gilsonite for the sealing of the parking lots and to have it completed in the spring of 2011. The motion was seconded by Shelly. Vote: All in favor.

Retaining walls-

The members discussed the retaining walls and the fact that they are sinking and starting to bulge in some areas. Scott will look into this and give the HOA pricing for having the walls repaired.

Ponds-

The members discussed the ponds. There is a small pond at the property that is rather unattractive. The members discussed removing it but decided to hold off at this time.

Adjournment

With no further discussion, the meeting was adjourned.

Respectfully submitted,

Rachel Block

Grand Teton Property Management

**Teton Pines Garden Homes Homeowner Association
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**Board of Directors Meeting Agenda
August 6, 2010
Patrick Smith's Home**

1. Attendance

**Dick Appleby
Shelly Guren
Patrick Smith**

2. Scott Hawthorne Contract Review

The members reviewed the annual contract with Scott Hawthorne. The Board agreed to contract his services for the 2011 year.

3. Grand Teton Property Management Contract Review

4. Mansion Gardens

The members reviewed the annual contract with Mansion Gardens. The Board agreed to contract their services for the 2011 year.

5. Election of Officers

The Officer roles are as follows:

- President- Dick Appleby**
- Vice-President- Shelly Guren**
- Secretary/Treasurer- Patrick Smith**

6. Review of the budget

The members reviewed the 2011 proposed budget. The Board will recommend that to increase the HOA's reserve they are suggesting that the HOA increase the quarterly dues by \$300, all to go to the Reserve Account. That with the \$28.40 increase adds up to the new quarterly dues of \$2,490.00.

7. Other Business

Adjournment