

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

**2013 Annual Members Meeting
August 13, 2013
9:30AM
The Teton Pines Country Club Card Room**

1. Attendance

Patrick Smith

Ben & Susan Bailey

Shelly & Bonnie Guren

Leslie Gold

Susan Brinkley

Jane Semon

Jay & Beverly Pieper (via phone conference)

By Proxy:

Donald MacNaughton

Betty McRae

Thomas Patrick

Others present:

Rachel Block

Grand Teton Property Management

Robert Bacani

Grand Teton Property Management

Scott Hawthorne

Maintenance Specialists

Carole Malia

Mansion Gardens

2. Determination of Quorum

With 10 members present either in person or by proxy, it was determined there was a quorum.

3. Reading and Approval of the 2012 Annual Members Meeting Minutes

The members reviewed the 2012 annual meeting minutes. Patrick moved to approve the minutes as written. The motion was seconded by Shelly. Vote: All in favor.

4. Election of Director

Patrick Smith's term is up for re-election. Leslie nominated Bonnie to serve on the board. The motion was seconded by Patrick. Vote: All in favor.

The 2013/14 board is as follows:

Ben Bailey – term up in 2014

Leslie Gold – term up in 2015

Bonnie Guren – term up in 2016

Maintenance Projects

1. Mansion Gardens – individual garden plantings

Carole discussed the plantings and stated that all units have a certain amount of perennials and most have reached a level of necessary plantings. The members agreed that the entryway looks very nice and appreciate Carole's work. Susan moved to continue assessing each individual unit the \$500 per year in order to keep the individual gardens looking nice. (Except for the Guren's who maintain their own garden and who keep it looking very beautiful) The motion was seconded by Shelly. Vote: All in favor.

2. Scott Hawthorne maintenance

Scott discussed maintenance items with the members present. Below is a list of projects completed in 2012/13.

3. Projects completed:

- **Northwest retaining wall replaced**

Ben stated that the Northwest retaining wall was replaced in 2013 by Scott Hawthorne.

- **New signage**

New signage was added throughout the property.

- **Entrance pond work**

Work was completed on the entrance pond to mitigate algae and a fountain was added.

- **Aspen plantings**

Ben stated that there are some aspens being planted behind Tom Patrick's unit by Scott Hawthorne.

- **Parking lot lights**

The parking lot lights were repaired and are all now working.

- **North pond filled in – new sod and landscape**

Scott Hawthorne filled in the north pond and added landscaping.

- **Buildings painted**

The buildings were painted in the fall of 2012.

- **Individual gardens planted**

The gardens were planted and maintained in 2013.

4. Future projects

- **Irrigation replacements/repairs**

Scott stated that there are issues with the irrigation system due to the amount of water the HOA is allowed to receive with the current arrangement. Scott stated if the HOA hooked up to the Town water and loop the system that the HOA will receive more water. There is also a possibility to put in another well. Patrick moved to work with Scott and have him give the HOA a report and price. The motion was approved by Shelly. Patrick will work with Scott and will have a report for the HOA by 9/15/13.

- **Individual unit pathway lights**

The members discussed the individual pathway lights and options for new lights. Some of the members did not think they were necessary while others stated that it's the only fixture that provides light for their pathway. Leslie and Shelly will work together to come up with options to present to the HOA and will make sure that these lights will meet county regulations.

- **Sealing of the parking lot**

The HOA will seal the parking lot in the spring of 2014 and make sure that the contractor fixes the rough edges throughout the property.

Financial

1. Review of Income and Expenses for July 1, 2012 through June 30, 2013

Rob reviewed the income and expenses with all present pointing out that the Actual income for the year was \$122,795. The expenses were \$146,654. The checking account balance was

\$8,899.35 and the money market account balance was \$108,994.97 as of 8/9/13. See attached financials.

2. Review of the 2013-2014 Proposed Budget

Rob reviewed the 2013-2014 Proposed budget with the members present. Patrick moved to approve the proposed amended budget with changes to the Lawn Care line item. The motion was seconded by Shelly. Vote: All in favor.

New Business

- Set date for 2014 Annual Meeting

The meeting is scheduled for August 12, 2014 at 10am at the Teton Pines Country Club.

- Insurance Report

Rachel stated that the HOA switched insurance companies in the fall of 2012. They are now covered by CAU which is company who only insures non-profit Homeowners Associations and has a guaranteed replacement cost. With the changing of insurance companies, the yearly premium also decreased with an annual cost of \$9,256 per year.

Adjournment

Patrick moved to adjourn the meeting. The motion was seconded by Susan. Vote: All in favor.

Respectfully submitted,

Rachel Block

Grand Teton Property Management