

TETON PINES GARDEN HOMES HOMEOWNER'S ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
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2014 Annual Meeting Minutes
August 12, 2014 at 10:00AM
The Teton Pines Country Club Card Room

Attendance:

Present (5): Ben & Susan Bailey; Susan Brinkley; Sheldon & Bonnie Guren; Jane Semon; Leslie Gold & John Spain

Present By Phone (2): Jay and Beverly Pieper; Merton Bell

Present By Proxy (4): Patrick Dowd; Patty and Donald MacNaughton; Betty H. McRae; Thomas Patrick

Quorum present? Yes. There were 11 owners present.

Others Present:

Grand Teton Property Management (GTPM): Tina Korpi; Brealyn Landis

1. Reading and Approval of the 2013 Annual Meeting Minutes

The meeting was called to order at 10:05am by Ben Bailey. Sheldon Guren moved that the 2013 Annual Members Meeting Minutes be approved, Leslie Gold seconded, and there was no objection. The minutes were approved as presented.

2. Election of Directors

Ben Bailey's term was up for election. *Sheldon Guren nominated Ben Bailey to serve on the Board, Leslie Gold seconded, and there was no objection.* Ben Bailey was re-elected to serve on the Board for another 3-year term. The Board is as follows:

Leslie Gold – term up in 2015
Bonnie Guren – term up in 2016
Ben Bailey – term up in 2017

3. Maintenance Projects

a. Mansion Gardens – Gardening

Ben Bailey reported that Carole Malia, owner of Mansion Gardens, will not continue gardening for Garden Homes HOA after this summer. Bonnie Guren and Jane Semon will research other gardening companies. Jane Semon will work with GTPM.

b. Scott Hawthorne – Maintenance

Ben Bailey reported that he talked with Scott Hawthorne. Ben Bailey asked the homeowners what they would like to do moving forward.

Jane Semon said that Scott has received numerous warnings, so she suggested that Garden Homes HOA get someone who will take initiative and do great work.

Sheldon Guren said he is in favor of Scott, as he is the only one who can do everything – snow removal, maintenance, and landscaping.

Tina Korpi said that GTPM will work harder with Scott to ensure projects are being completed.

Ben Bailey suggested that Scott Hawthorne be put on probation for one year. He also suggested that a list be created of all the items that need to be done by June 15th. He will then personally talk to Scott. Tina Korpi will also talk to Scott Hawthorne. GTPM will do regular inspections and will do follow up with Scott Hawthorne. GTPM will also do research and answer the questions: Who can replace Scott? How many companies will need to be hired? How much will it cost? Then GTPM will send out a letter to all the homeowners with an update by November 1, 2014.

c. Projects Completed

- Irrigation repairs.
- Repairs of individual unit front entrance stones.
- Installation of individual unit pathway lights.
- Repairs of retaining wall stones. (The stones will need to be looked at on an annual basis before June 15th.)

d. Future Projects

- GTPM will create a list of projects that need to be completed every year by June 15th.
- Ben Bailey reported that the roof may need to be replaced soon. GTPM will assess the roof and see how much it will cost to replace, as well as see when it was oiled last and when it needs to be oiled again.
- Ben Bailey said that at some point the irrigation system will need to be replaced.
- Susan Brinkley said that the little pond in the back of the property is not aerated, and asked if it could be, as it would be nice to stock the pond with fish. Ben Bailey suggested that this request come to Bonnie Guren, the chair of the Beautification Committee to discuss.

4. Financials

a. Review of 2013/2014 Actuals vs. Budget for July 1, 2013 through June 30, 2014

The bollards cost \$30,000+. Ben proposed a special assessment to cover the cost, which would be around \$2,500-\$2,700 total per unit. The special assessment will be assessed over a year's time and paid quarterly.

Leslie Gold talked with the electrician concerning defusing the light of the bollards, as the light is harsh. She also looked into having the sconces match the bollards. Leslie suggested having the sconces replaced, and to have one sconce instead of two.

b. Review of the 2014/2015 Proposed Budget

Sheldon Guren moved that the 2014/2015 proposed budget be approved, Jane Semon seconded, and there was no objection.

c. Discussion of pathway lighting costs

Sheldon moved that the special assessment of \$2,500-\$2,700 per unit paid quarterly over a year's time be approved, Jane Semon seconded, and there was no objection.

5. New Business

a. 2015 Annual Meeting Date

The 2015 annual meeting is scheduled for August 11, 2015 at 10am at Teton Pines Country Club in the Card Room.

b. Sales Information in Garden Homes

Bonnie Guren said that the homeowners would like to know when homes are listed and sold. Sheldon Guren said that when homeowners list and sell their homes, homeowners should let everyone else know. GTPM will send emails to homeowners whenever information is received about properties to keep them informed.

c. Discussion of leasing practices by homeowners

Tina Korpi reported that there was an incident with renters in one of the units. The renters will be moving out the end of September 2014.

Sheldon Guren suggested that amendments be made to the By-Laws to reflect leasing rules concerning:

- Dogs
- Parking
- Criminal background checks
- Eviction clauses
- Terms

Sheldon Guren will work with Tina Korpi to make the necessary amendments.

6. Adjournment

With no further business to discuss, Sheldon Guren moved that the meeting be adjourned, Susan Brinkley seconded, and there was no objection.

Respectfully submitted,

Brealyn Landis, Homeowner Association Manager
Grand Teton Property Management