

THE TIMBERS AT GRANITE RIDGE HOMEOWNERS ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
PO Box 2282, Jackson, WY 83001
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2014 Annual Meeting Minutes
June 18, 2014 at 10:00 am
The offices of Grand Teton Property Management

Attendance:

Present: Daryl Dinkla

Present by phone: Michael W. Hartley

Present by proxy:

Proxy to Daryl Dinkla: John Tarpey

Quorum present? With only three (3) units present, a quorum was not met.

Others present:

Grand Teton Property Management (GTPM) Rachel Elliott, Brealyn Landis

1. Call to Order

Daryl Dinkla called the meeting to order at 10:07am.

2. Financial Review

a. Long-term maintenance plan

The members reviewed the twenty (20) year long-term maintenance plan for the HOA.

b. Insurance review

Rachel explained that Timbers' insurance through Willis Group does not currently cover "Earth Movement", which includes landslides. The minimum premium is around \$10,000 to \$15,000 to get the policy. Due to the many exclusions in the policy, such as if it rains or the ground freezes the insurance will not cover the landslide, the members recommend not getting the policy.

3. New Business

a. Future Maintenance Projects

On June 17, 2014 Daryl Dinkla and GTPM did a walk-through of the property. Upon inspection every unit is missing exterior stones. Also, the log fence around the burial ground is missing one (1) log and another log has fallen down. GTPM will have the stones and logs repaired. It was also noticed that the landscaping company mulched in some of the beds.

b. Unit 5

During the walk through it was found that Unit 5 is extending their patio beyond the building ground, which is illegal construction on the limited common area. GTPM will contact an attorney to draft a letter to notify Unit 5 that they are doing illegal construction and may be in violation of County building regulations. GTPM will also engage a lawyer to give advice on the issue.

c. Unit 1 - Barbara and Eli Sedlin's Requests

The members reviewed Barbara and Eli's letter requesting to re-grade their South side embankment, to create a walkway from their mudroom on the South side of the house to the front of the house or driveway, to move their hot tub, to add low voltage lights in the hot tub area, to add additional Aspens near their existing Aspens and Firs, and to improve grading and function in their existing exterior rise. Due to the complexity of the issues, the members want to engage professional guidance and contact Teton County to see if the requests can be approved, and then the Board will review the recommendations and make a decision. It was also suggested that a release or waiver be created that says Timbers HOA will not be responsible for maintaining the additions people make.

d. Teton Village Conversion to Natural Gas

The houses in Timbers are the only houses in Teton Village that are already on natural gas, so Teton Village's conversion won't be a problem.

4. Other

a. Flooding in Unit 5

The flooding in Unit 5 is being treated as owner negligence.

b. Bear-Proof Trash Cans

GTPM put in several calls to Teton Trash Removal concerning bear-proof containers and is waiting to hear back.

5. Adjournment

With no further discussion, the meeting was adjourned at 10:48am.

Respectfully submitted,

Brealyn Landis
Grand Teton Property Management