

THE TIMBERS AT GRANITE RIDGE HOMEOWNER'S ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
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2015 Annual Homeowner's Meeting Agenda
March 10, 2015 at 10:00 am MST
Office of Grand Teton Property Management
The Centennial Building, 610 West Broadway, Suite 203

1. **Attendance:**

Present: Daryl Dinkla, Michael W. Hartley, Sharon Hartley, John Tarpey

Present by phone: Barbra Sedlin

Present by proxy: Tony Horton, Melissa O'Gara

Proxy to Daryl Dinkla: Melissa O'Gara

Proxy to Callie Peet: Tony Horton

2. Quorum – Yes, 5 units in attendance

3. Call to Order : Daryl Dinkla – 10:04 am

4. Financials

a. Review of the 2014 Income vs. Expenses

b. Review of the 2015 Proposed Budget

Current Balances: Operating Account - \$19,444.72

Reserve Account - \$92,352.76.

Motion to approve 2015 budget; Daryl, Sharon Hartley 2nd.

c. Long-term Maintenance Plan

5. Old Business

a. Completed Maintenance Projects - Reviewed

i. Exterior Stone Repairs – Demberg. The moisture and cold is causing them to come loose. Calcium is bleeding through the stones; CLR seems to help clean them. Daryl has been going around and reattaching some of the stones to the other units as well.

ii. Buck Rail Fence Repairs – need to have the rails attached to the posts with 6-8inch wood screws.

iii. Spraying and maintenance of tress and landscaping

b. Natural Gas Conversion – completed

c. Resealing of Driveways – completed 2 years ago, Barbra has a depression in her driveway that collects water freezes creating an icy spot. A drain was installed last summer but does not seem to work. Daryl asked to have her contractor run a heat tape or a line that drains to the north bank when she does her patio project. Barbra would like to see more supervision and final approval for projects. Issues should be addressed and corrected before the project is completed.

6. New Business

a. Homeowner Requests – New or existing project approval and check list.
“Variance Request and Project Approval”

i. Mike Hartley would like to have a document created by the attorney that coincides with the letter that was sent out February 10th for all new and existing projects that relieves the liability of the HOA for new construction. This letter will also call to prove proper permitting, and reputable and insured contractors to complete the new construction. We will also create a check list to accompany the letter to go through all items needed prior to approval i.e. permitting, etc. and an approval letter to the homeowner after board reviews and approves. The current request from 3070 gives away property that belongs to all of the owners; this will create variances on the properties. The letter being requested will outline the terms and conditions to any variance, ~~and acknowledges that they are responsible to make sure that the HOA~~ **provide the Board written evidence that the project is in compliance with county laws and regulations,** construction will be done properly and HOA will not be responsible for repair and maintenance. Mike Hartley made a motion any variance granted is subject to terms and conditions **of a “Variance and Encroachment Agreement”** created by the lawyers that the homeowner would sign before approval from the board. Motion: Mike Hartley, Daryl 2nd. **There being no objection to the motion, the motion passed.**

ii.

1. 3088 Garnet Road – Patio Expansion – Callie Peet, they expanded the patio 10 feet already and would like to add a pony wall to close off the space and create privacy as well as extend the cast iron fence to the end of the patio and the wooden barrier. The stain is also done in the wrong color and needs to be corrected to match the unit.

Subject to the limitations and information to be provided by the home owner, and at the home owners sole expense, Mike motioned to approve the project in concept, subject to submission of final plans for Board approval, proof of compliance with county laws and regulations and the “Variance and Encroachment Agreement” to be created by the HOA lawyers. Daryl 2nd the motion. There being no objection, the motion passed.

2. 3070 Garnet Road - Patio Expansion/Hot Tub Relocation – goes beyond unit’s usable space and extends into the common area. HOA would be granting extra square footage for exclusive use. We will need to determine what remaining impervious space is left to be split among the 8 units before an approval can be made. Pearson is supposed to be looking into the square footage available for us. 3070 Garnet Road may need to adjust her plans into her allowed

usable space or a variance will need to be recorded based on the findings from Pearson to expand beyond her usable space.

3. Fire place on expansion – need to check HOA and Teton Village regulations. Out door fireplaces or open fire pits ~~Fire places~~ may not be allowed.
4. Walk way - also goes beyond the units' usable space. The board agrees that the walk way is a good choice and address safety issues for the property. Barbra feels her unit was less developed and the walk way should be maintained by the HOA. Daryl explained that not only her unit is developed like this, but was part of the original building plans and construction. What Barbra is requesting to improve is far expanding what would have been done in original construction. Barbra's expansion will have to be addressed after the determination of the remaining impervious space.

It was discussed the Board does have the ability to approve modifications of the common areas on the basis of safety issues, and that this request will probably be approved on that basis if written proof is provided that it is in compliance with county laws and regulations.

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2015 Potential Projects

- iii. Exterior Stone Repairs & Cleaning – CLR seems to help clean the stones, repairs will be done as rocks come loose from the building. Our maintenance guys can do this if the rock remains in one piece.
 - iv. Staining Decks/Railings
- b. Election of Directors – Daryl nominated Mike Hartley to President, John 2nd. Daryl will remain on the board of directors. John resign's his seat on the board and Barbra consents to be part of the board.
7. Other Business –
- ii. Quorum motion: Based upon the study results from Pearson's, the board will allocate 1/8 of remaining impervious space to each unit owners. Motion was made by Mike and Daryl 2nd. **There being no objection, the motion passed.**
 - ~~iii. Both Homeowner request are approved pending the allocation and "Variance~~

Req

8. Adjournment – 11:49 am