

TETON PINES GARDEN HOMES HOMEOWNER'S ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
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2015 Annual Meeting Minutes
August 11, 2015 at 10:00AM
The Teton Pines Country Club, Grand View Room

Attendance:

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

Present By Phone (1): Beverly Pieper

Present By Proxy (3): Patty and Donald MacNaughton; Tricia Linderman and David Moxam, Susan Brinkley

Determination of Quorum

Yes, it was determined there was a quorum with 8 out of 12 units represented either in person or by phone or proxy.

Others Present:

Grand Teton Property Management (GTPM): Tina Korpi; Rob Bacani, Tricia Freeman

Blue Angel Design: Kate Stitt

Mountainscapes: Kris Berge

1. Reading and Approval of the 2014 Annual Meeting Minutes

The meeting was called to order at 10:03am by Ben Bailey. Jane Semon requested that all future minutes be completed and sent to all homeowners within two weeks. Ben Bailey moved that the 2014 Annual Members Meeting Minutes be approved, Susan Bailey seconded, and there was no objection. The minutes were approved as presented.

2. Election of Directors

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

Bonnie Guren – term up in 2016

Ben Bailey – term up in 2017

Leslie Gold – term up in 2018

3. Maintenance Projects

a. Blue Angel Design – Gardening

Kate Stitt of Blue Angel Design reported on the work that has been done, including the planting of the newly mulched beds and the plan to plant willows in the fall. Ben Bailey commended Kate for her wonderful work, and the other homeowners present agreed.

b. Mountainscapes – Maintenance

Kris Berge of Mountainscapes reported on several projects that have been completed, including the edging and mulching of three new garden beds, and the fertilization of the

lawn. The Board and the rest of the homeowners present applauded Mountainscapes' work and noted how things were always done in a timely manner.

c. Bollards & Sconces

Leslie Gold reported on the status of the project, and shared that she and Bonnie Guren have been working with Steve Landis of Select Builders to create back plates that correctly fit the newly purchased sconces. Homeowners at the meeting were able to see the sconces and the back plate, as Leslie had brought samples with her. Sheldon Guren noted that it might be appropriate to replace the steel back plates with wood, but the Board overruled this suggestion. Leslie also showed the homeowners the new address plate Steve Landis had created. Ben Bailey moved to approve the address plates and the vote was approved by a majority.

d. Projects Completed

- Pond improvements.
- Bollard and parking lot repairs.
- More and better landscaping.
- Electrical unit areas landscaped.
- Retaining walls repaired.
- Parking lot light poles stained.
- Parking lot resealed.

e. Future Projects

- Irrigation system.
- Roof: GTPM reported that Intermountain Roofing has assessed the roof. They are waiting to receive the final assessment and will then report to the Board.
- Pond aerator: Tina Korpi reported that the only aerator that will fit the front pond is currently being remodeled and therefore unavailable for the next few months. It was decided to forgo a new pond aerator this summer, but once they are back in stock, one will be purchased for the 2016 summer season.
- Improve drainage at entrance: Ben Bailey reported that Mountainscapes is planning to shave down the grass and soil at the entrance near the pond in order to increase the water flow into the pond.

4. Financials

a. Review of 2014/2015 Actuals vs. Budget for July 1, 2014 through June 30, 2015

b. Review of the 2015/2016 Proposed Budget

Rob Bacani read through the proposed financials and noted a small increase in the water bill. Jane Semon moved that the 2015/2016 proposed budget be approved, Susan Bailey seconded, and there was no objection.

5. New Business

a. Long Range Planning Committee

Ben Bailey spoke to Don MacNaughton's qualifications and recommended he head the Long Range Planning Committee.

b. Financial year dates

Ben Bailey deferred to Sheldon Guren on the subject of moving the financial year from July 1- June 30, to a regular calendar year of January 1 – December 31. Sheldon Guren supported this notion. Susan Bailey moved to approve, Bonnie Guren seconded, and there was no objection.

c. Snow removal bid

Tina Korpi presented the snow removal bid from Mountainscapes. Susan Bailey moved to approve, Leslie Gold seconded, and there were no objections.

d. Tree Care – Snake River Tree and Shrub

e. Rental Guidelines

Tina Korpi proposed getting with Jennifer Anderson at Teton County to see exactly the regulations are. GTPM to set up meeting with Jennifer Anderson, Sheldon Gueron, and Tina Korpi.

f. Keys for all units for GTPM

Ben Bailey proposed allowing GTPM to have the keys for all of the units to use in case of emergency. GTPM to assess which keys they currently have and request any keys they do not currently hold.

g. 2016 Annual Meeting Date

The 2016 annual meeting is scheduled for August 16, 2016 at 10am at Teton Pines Country Club in the Card Room.

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,

Tricia Freeman, Homeowner Association Manager
Grand Teton Property Management