

**GARDEN HOMES AT TETON PINES HOMEOWNER'S ASSOCIATION**  
GRAND TETON PROPERTY MANAGEMENT  
PO Box 2282, Jackson, WY 83001  
(307) 733-0205 Fax (307) 733-9033

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2017 Annual Meeting Minutes  
August 22, 2017 at 10:00 am MST  
The Teton Pines Country Club Card Room

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**1. Attendance & Determination of Quorum**

*Present (6):* Ben & Susan Bailey; Leslie Gold & John Spain; Thomas Patrick, Beverly and Jay Pieper, Don and Patricia MacNaughton; Bonnie and Shelly Guren

*Present By Proxy:* Jane Semon

*Others Present:*

Grand Teton Property Management (GTPM): Tina Korpi; Rob Bacani, Julie Hamby  
Blue Angel Design: Kate Stitt

**2. Determination of Quorum**

With 7 members present, it was determined that there was a quorum.

**3. Reading and Approval of the 2016 Annual Meeting Minutes**

Ben called the meeting to order at 10:15 am. Shelly made a motion to approve the 2016 annual meeting minutes as written. John seconded the motion. The vote was all in favor. The minutes were approved as written.

**4. Maintenance**

**a. Completed Projects**

- **Driveway drainage**  
Ben reported that the drainage issue with the French drain in the driveway of unit 4150 had been repaired.
- **Sewer Line Repair**  
The main sewer line that serviced units 4090 and 4100 has been repaired.
- **Stone Step Repair**  
Ben stated that all of the stone entry steps had been fixed.
- **Landscaping**  
Ben thanked Kate and Chloe with Blue Angel Designs for the job they do with the flowers at the Garden Homes. Ben also reported that Mountainscapes had done a lot of work with the lawn this season including replacing dead bushes and cleaning out the ponds. Bonnie stated that there is a problem with the fountain. Julie reported that Mountainscapes is working on a plan for the pond, and that the pipe that feeds the pond had been buried. The owners discussed the sprinkler

system. Tina stated that the sprinkler system had been problematic but Mountainscapes has done a good job to address the issues.

- ***Other***

Ben stated that all of the exterior lights are working and that all of the light poles had been stained the same color.

## ***5. Financials***

### ***a. Review of the 2017 and 2018 Budget***

Rob reviewed the 2017 budget and actuals to date. Rob stated that the annual garden assessment would be on their next statement, and he reported that there was also an increase in the water rates that would be reflected on the next statement. Rob went through the 2017 and 2018 proposed budget pointing out areas where there were changes. Leslie made a motion to approve the budgets as presented. Don seconded the motion. The vote was all in favor.

## ***6. Long Range Planning***

- ***Roof***

Ben reported that a roof inspection had been done and that the roofs should last another 2-3 years. He also stated that roof repairs noted in the inspection would be completed by November 1, 2017 as required by the insurance carrier. Ben stated that a quote had been received from Smith Roofing. The owners discussed the roofs and determined that the roofs need to be addressed soon. The owners requested that Julie get additional quotes on roof replacement.

- ***Siding***

Ben presented the concept from Farmer/Payne Architects on new siding. The owners provided their feedback on the design and discussed the maintenance of the siding. The owners requested pricing on three options presented in the design plan (stone work, stone and metalwork, and the complete project) and estimates on painting the existing siding. Ben will work with Farmer/Payne on pricing from the design plan, and Julie will obtain painting bids.

## ***7. Old Business***

### ***a. CCRs Voting Results***

Tina stated that the HOA attorney, Paula Fleck, had recommended a CCRs amendment to bring the CCRs in line with the county regulations for short-term rentals. Currently, the association is waiting on one more corrected ballot. Once that ballot is received, the amendment will be recorded.

Once the amendment is recorded, the board can proceed with approving the rental rules and regulations. After that is complete, GTPM will send out a letter to all the owners and their property managers. The owners discussed this issue further and requested that a letter go out to the owners and their property managers now

letting them know that short-term rentals are not allowed at the Garden Homes at Teton Pines per the county. Julie will draft a letter for board approval.

**b. *Approval of the Board of Directors actions from the previous year***

John made a motion to approve the board actions for the previous year. Don seconded the motion. The vote was all in favor.

**8. *New Business***

**a. *Election of Directors – Ben Baileys’ seat is up for election***

Ben Bailey’s seat is up for election. John nominated Ben. Don seconded the nomination. The vote was all in favor. Ben Bailey was re-elected to serve a three year term. The board is as follows:

Leslie Gold- term expires 2018

Bonnie Guren- term expires 2019

Ben Bailey- term expires 2020

**b. *Set date for 2018 Annual Meeting***

The 2018 annual meeting will be either Monday, August 20, 2018 or Tuesday, August 21, 2018 at Teton Pines in the card room. Julie will check availability with Teton Pines and inform the owners of the date.

**9. *Other***

- Jay asked about trimming trees where they overhang the roofs. Julie stated that a quote had been received from Mountainscapes on trimming the trees. The owners decided to have Mountainscapes trim the trees.
- A member survey on view improvements by trimming vegetation was requested by owners
- Thomas inquired about the association checking filters in HVAC units. Tina stated this is something that is not typically an HOA responsibility, but if they want GTPM to arrange it- we are more than happy to. The owners requested that GTPM arrange for HVAC filter changes.
- Don reported they have a drainage issue with the drain in the common area at unit 4060. Julie will ask Westwood Curtis for a plan and pricing on fixing the issue.
- The owners requested that a window company come out and inspect the window seal. Julie will work on scheduling this.
- Patricia noted that the gutters need cleaning. The owners requested that gutter cleaning be scheduled in the fall and spring.
- Jay reported that the downspout on their unit needs to be re-strapped. Julie will have this work scheduled.
- Julie stated that chimney sweeping is done in the winter, and the units are due for dryer vent cleaning this year. In addition to this, the owners requested that the smoke detector batteries are changed.

***10. Adjournment***

With no further business to discuss, Jay made a motion to adjourn. Bonnie seconded the motion. The vote was all in favor.

*Respectfully Submitted,*

*Julie Hamby  
Grand Teton Property Management*

**\*\*\*Approved at 2018 annual meeting**