

THE TIMBERS AT GRANITE RIDGE HOMEOWNER'S ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
PO Box 2282, Jackson, WY 83001
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2019 Annual Homeowner's Meeting Minutes
March 6, 2019 at 10:30am MST
Office of Grand Teton Property Management
The Centennial Building, 610 West Broadway, Suite 203
Conference Call 877-820-7831 Participant Code 277321

1. Attendance & Determination of Quorum

Present by Conference Call: Bill O'Gara, Andrea Clancy, Michael Hartley, Beth Burrough
Proxy to Michael Hartley: Jesus Silva

Quorum present: Yes, with over 51% of the owners present there was a quorum.

Others Present:

Grand Teton Property Management: Tina Korpi, Nina Ruberti, Tucker Olsen

2. Call to Order

Nina Ruberti called the meeting to order at 10:30 A.M.

3. Financials

- a. Review of the 2018 Income vs. Expenses
- b. Review of the 2019 Proposed Budget
Current Balances: Operating Account - \$5,344.27
Reserve Account - \$110,646.00
Motion to approve 2019 budget as proposed with no dues increase to be re-evaluated in May after snow invoices and other insurance quotes: Michael Hartley, Bill O'Gara 2nd, no objections. All were in favor.
- c. Long-term Maintenance Plan - Roof Estimate

4. Old Business

- a. Completed Maintenance Projects
 - i. Driveway Sealing, Cracks – June 2018
 - ii. Cement Block – Unit #3088
 - iii. Chimney Sweeps – May 2018
 - iv. Deck Staining – completed September 2017
 - v. Tree Trimming Near Deck (Unit 3086)
 - vi. Replaced Masonry/Chimney
 - vii. Decorative Wooden Boxes for Sand –Units 3088 & 3084

5. New Business

a. 2018 Potential Projects

- i. Insurance – Mike Hartley motioned to increase the deductible to \$10,000 from \$2,500 seeking to decrease the premium by \$4,511. Beth Burrough seconded the motion and all were in favor. Tina advised the homeowners to speak with an attorney or insurance agent regarding individual homeowner insurance.
- ii. Deck/Exterior Staining – GTPM will follow up with Dembergh Construction to discover the history of deck staining in regards to color and the last time it was stained. We will evaluate the condition of the decks in the spring and determine if we can wait another year before staining.
- iii. Chimney Sweeps/Fire Alarm/Smoke Inspections –scheduled for May 2019
- iv. WildFire Alerts – Regarding wildfires and other emergencies, it was decided that GTPM shall compose a list of homeowners' contact information and disperse it amongst the homeowners for communication between homeowners. While we are willing to help with emergencies, the property management company is not an emergency response team, and traditional emergency services are to be relied on in the event of an emergency.
- v. Ice Dams – Bill O’Gara noted that there was a massive mound of ice in front of his garage making it difficult to go in and out of the garage. GTPM’s maintenance and Village Gardener is chipping away at the ice dams with ice melt and being careful not to damage the roof.
- vi. Parking – with overflow parking being taken by skiers it was discussed to post signs in the spring stating that the overflow parking is on private property and vehicles can be towed. It was also noted that there are about 3-4 large trucks in front of units 3098 and 3100 making it difficult to turn around. GTPM will contact the homeowner.
- vii. Dues Increase – a potential dues increase was proposed due to an increased insurance premium. On the premise of taking a wait and see approach and acquiring more data regarding expenses. Mike Hartley motioned to keep the proposed 2019 budget without increasing the dues and revisiting the topic at a later date. Bill seconded the motion. All were in favor.

b. Election of Directors – Mike Hartley motioned to re-elect Bill O’Gara and Beth Burrough, all were in favor.

Beth Burrough motioned to re-elect Mike Hartley, all were in favor.

Beth is moving in September and will be happy to remain on the board until then their move.

There is currently one director position available on the board; GTPM will poll other owners for interest in joining the Board of Directors.

6. Other Business

The placement of snow from plowing next year will need to re-addressed.

The board decided that we could probably make it through the year without having snow hauled off as long as we don't get several more feet.

7. Adjournment

With no further discussion, the meeting was adjourned.

Respectfully submitted,

Nina Ruberti
Grand Teton Property Management