

**Teton Pines Garden Homes
Grand Teton Property Management
P.O. Box 2282
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**2012 Annual Members Meeting
August 13, 2012
9:30AM
The Teton Pines Country Club Card Room**

1. Attendance

**Ben Bailey
Patrick Smith
Jay & Beverly Pieper
Jane Semon
Sheldon & Bonnie Guren**

By Proxy:

**Susan Brinkley
Richard Appleby
Wells Fargo (Julie Majeske)
Leslie Gold**

Others present:

Rachel Block	Grand Teton Property Management
Robert Bacani	Grand Teton Property Management
Tina Korpi	Grand Teton Property Management
Scott Hawthorne	Maintenance Specialists
Rachel with Mansion Gardens	

2. Determination of Quorum

With 9 members present either in person or by proxy, it was determined there was a quorum.

3. Reading and Approval of the 2011 Annual Members Meeting Minutes

The members reviewed the 2011 annual meeting minutes. Patrick moved to approve the minutes as written. The motion was seconded by Ben. Vote: All in favor.

4. Election of Director

Patrick moved to re-elect Leslie to serve on the board. The motion was seconded by Jane. Vote: All in favor.

The 2013 board is as follows:

Ben Bailey – term up in 2014
Patrick Smith – term up in 2013
Leslie Gold – term up in 2015

Financial

1. Review of Income and Expenses for July 1, 2011 through June 30, 2012
Rob reviewed the income and expenses with all present pointing out that the Actual income for the year was \$179,470. The expenses were \$181,764. The checking account balance was \$8,433.68 and the money market account balance was \$131,934.74 as of 8/8/12. See attached financials.

2. Review of the 2012-2013 Proposed Budget
Rob reviewed the 2012-2013 Proposed budget stating that the dues will increase slightly due to an increase in water and sewer. Patrick moved to approve the proposed budget as presented. The motion was seconded by Shelly. Vote: All in favor.

Old Business

1. Insurance Review

Rachel stated that she is working with Willis of Wyoming in order to obtain bids for the HOA. The HOA is currently insured with Colorado Causality but would like to get a bid from CAU, who insure only non-profit HOA's. Rachel will be working with the board in order to bind insurance for the property.

2. Retaining walls

Patrick moved to accept Scott Hawthorne's bid to replace the retaining wall. The motion was seconded by Shelly. Vote: All in favor. Scott stated that the work will be completed this fall.

3. Completed Maintenance Projects

- Exterior Staining

Ben stated that the exterior staining was completed in the fall of 2011. Patrick mentioned that there were some issues with his unit. Rachel will have Mike Shaw come back to the property to complete and fix these items. Mike will also be staining the exterior light poles.

- New signage

Ben stated that the property was updated with new signage in the fall of 2011.

- New unit entrance light fixtures

All units received new light fixtures in the fall of 2011.

- Lighting repairs

All the exterior light posts were repaired in the fall of 2011.

- Lightning rod installation

Scott Hawthorne installed the lightning rods on every house in 2011.

- North Pond fill-in

Scott Hawthorne filled in the north pond in the spring of 2012 and planted willows. Scott will take care of any weeds that have been overgrowing in that area. He will also sod any dirt areas.

- Planting of individual gardens

Ben stated that Carol with Mansion Gardens has planted each individual unit's front garden with the \$500 special assessment that each owner paid. There was further discussion on how this was decided on and the HOA Board agreed to keep the HOA members better informed of any special assessment or work that goes on at the property. They would like Mansion Gardens to explain exactly what each unit receives

in plant material with this \$500. Rachel from Mansion Gardens explained that each unit's needs are very different but they will give a description next year.

New Business

1. Other Business

- Set date for 2013 Annual Meeting

The members set the 2013 Annual meeting date for August 12th, 2013 at 9:30am.

Other-

Wasp Nests-

The members stated that there are some wasp nests around the property that need to be eliminated. Scott will take care of this.

Irrigation System-

There are some issues with the irrigation in that some areas receive too much water and other areas where it's not receiving enough. There needs to be some consistency in the watering throughout the property. Scott stated that he will work on this. He mentioned that if there are ever any issues that the members are allowed to call him at 307.413.1475 or his employee, Ray at 413.4316 and they would be happy to help. The members requested that Scott get with each individual owner each spring to go over any issues that need to be dealt with.

Landscaping Committee-

The members decided to have Bonnie Guren, Jane Semon and Leslie Gold as the Landscaping committee to keep an eye on landscaping issues and future maintenance of landscaping material.

Pond maintenance-

Tina stated that she will be in contact with a company who does pond maintenance. They will be able to help with the issues with the pond next to Leslie's unit. She will let the board know what she finds out.

Lower Valley Audit-

Patrick reminded all the members that he contacted Lower Valley to perform an energy audit on his unit. They recommended that he insulate his floor which cost him \$3200 for Bressler Insulation to complete. Lower Valley then sent him a rebate for completing the work for \$1800. The energy savings will save him in the future. This was suggested for other owners to perform as well.

Adjournment

Shelly moved to adjourn the meeting. The motion was seconded by Jay. Vote: All in favor.

Respectfully submitted,

Rachel Block

Grand Teton Property Management