

**SNOW KING CONDOMINIUMS HOMEOWNER ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
P.O. BOX 2282 Jackson, WY 83001
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*Special Meeting Minutes
July 6, 2007
10:00 AM
The Offices of Grand Teton Property Management*

MINUTES

1. Attendance

Sheri Bickner
Mary Widener
Glenda Lawrence
Ila Rogers

2. Determination of Quorum

With four out of four board members present, it was determined there was a quorum.

3. Financials

Nicole shared the financials with the board. They are current through June 30, 2007. Nicole pointed out that the roofing assessment had been received by everyone but one homeowner. Intermountain Roofing has been paid in full. There is currently \$41,261.56 in the savings account and \$3755.39 in the checking account.

4. Roofs

Nicole stated that Intermountain Roofing has completed their job and had been paid. Everyone present agreed that they did a great job and there were no complaints about the work.

5. Parking

a. Boulders

Nicole informed the board that the boulders in the upper parking area were put in place by the Jackson Police and not by the neighbors on Pine Drive as originally thought.

b. Town of Jackson and Police Department

Nicole stated she would need to go through the Town of Jackson and the Police to see if the boulders could be removed. She also stated that Mike Donovan had informed her that his tenants had been issued tickets while parked in the upper level because their rear

bumpers were hanging out into the road. He also stated the neighbors were becoming frustrated with the parking, and may have contacted the police on numerous occasions which may have led the police to put the boulders there.

c. Stairs

Nicole said she is waiting on a written estimate from Alan at Alan's Welding in regards to metal stairs. She stated that having these stairs put in would also require having cement footers and pads put in which would be difficult considering cement subcontractors are currently booked out until 2008-2009. She also stated at last estimate, stairs may cost around \$10,000.00 or possibly more.

d. Layout

Nicole presented everyone with the correct copy of the parking layout option which was chosen last year at a meeting by the then board. Nicole stated that there is currently an issue with this option because of the boulders which have been placed in the above parking by the Jackson Police Department. The board has decided to jointly look at the possible options again, and develop another option which would not include parking in the above lot along Pine Drive. Mary stated she feels this would be the best option and the most cost effective because stairs would not need to be installed and the parking area on the upper level would not need to be addressed. The board will walk through the property and give Nicole a second option next week.

e. Timeline

Nicole and the board agree that a resolution to the parking needs to be determined as soon as possible. The board stated they are not opposed to scrapping the idea of the upper parking and just reassigning the lower level spaces at this time. This would save the association thousands of dollars in expenses. This will be the option that the board will focus on.

f. Gayle Roosevelt

Nicole stated she would contact Gayle and discuss the current happenings with her.

6. Weeds Behind Buildings

Mary stated her sister had called to say that there were a large amount of weeds growing along the stairways near the "80" building not behind the buildings. Mary stated these weeds currently are as tall as she is and even taller in places. Nicole will call the landscapers to have these cut down.

7. Other

a. Firewood Storage

Nicole stated that all the buildings have been sprayed again for ants and that Micah has moved his firewood away from the building to help alleviate the ant situation. The board is still concerned because firewood is considered a seasonal item and should not be stored in the summer months. No direction was given at this time to remove the wood.

b. Cochary Response

Nicole stated a certified letter was sent to Kevin and Suzanne Cochary about the burnt siding. She has not had a response yet from them but will call early next week to make sure they received the letter. She also informed the board again that this was not caused by an accelerant as previously thought. *She also stated a response had not been received from David Moll in regards to the chimney pipe.

c. Scott Miller Invoice/Retaining Wall

Nicole read the e-mail sent to Scott Miller about the additional charges to his invoice upon his trip to Jackson to inspect the retaining wall. The board has no problem paying the air fare, rental car and hotel room. Sheri stated she was very impressed with Scott's knowledge and felt the money is well spent. Nicole will inform Scott of the response and get him paid. She also asked that GTPM contact him to see if anything has been determined in regards to the wall itself.

d. Mutt Mitt Station

The board has voted to install a Mutt Mitt station between the "60" and the "80" buildings half way up the hill. Nicole will order this from PAWS. The board has asked that GTPM wait to purchase a sign or trash can for this site.

With no further business, the meeting was adjourned.

Respectfully submitted,

Nicole Ackley