

**GARDEN HOMES AT TETON PINES HOMEOWNER'S ASSOCIATION**  
GRAND TETON PROPERTY MANAGEMENT  
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2018 Annual Meeting Minutes  
August 21, 2018 at 10:00 am MDT  
The Teton Pines Country Club Card Room

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**1. Attendance & Determination of Quorum**

Ben Bailey called the meeting to order at 10 am.

Garden Homes:

In Person: Jay and Beverly Pieper, Joe and Gainor Bennett, David Moxam, Patricia and Don MacNaughton, Ben and Susan Bailey, Leslie Gold and John Spain, Bonnie and Shelly Guren

By Proxy: Patrick Dowd, Jane Semon

GTPM: Rob Bacani, Tina Korpi, Julie Hamby

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

**2. Reading and Approval of the 2017 Annual Meeting Minutes**

The members present reviewed the draft of the 2017 annual meeting minutes. Jay made a motion to add under other "A member survey on view improvements by trimming vegetation was requested by owners." Don seconded the motion. The vote was all in favor. This will be added to the 2017 minutes.

Jay made a motion to approve the minutes with the addition of the comments about the view improvements survey. Don seconded the motion. The vote was all in favor. Minutes approved with addition.

**3. Maintenance**

**a. Completed Projects**

• **French drain repair**

Julie reported that the drains in front of units 4060 and 4120 had been redone in the past year. The drain in front of 4150 had also been repaired. All of the drains should now be working properly.

• **Unit painting and deck sealing**

The unit painting and deck sealing is complete. Ben stated the units look nice. Joe reported that he does not think the gables on his unit were painted. Julie will follow up with the contractor regarding the painting on Joe's unit.

- **Thank you to Kate Stitt and Mountainscapes**

Ben thanked Kate Stitt and MountainScapes for the great job they do on the gardening and landscaping at Garden Homes. Ben further stated that the garden assessment is paying off.

#### **4. Financials**

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

Rob reviewed the 2018 financials. Year-to-Date (YTD), the HOA had income of \$92,523.00 and expenses of \$73,781.00, for a net income YTD of \$18,742.00. The association had a special assessment of \$85,232 to pay for unit painting and deck sealing. As of 8.8.18, the association has \$10,315.64 in the operating account and \$37,053.72 in the reserve account.

For the 2018 and 2019 proposed budget, an increase is recommended for water and sewer fees in the amount of \$12,203 for 2018 and \$ 12,699 for 2019. David made a motion to approve the budgets. Jay seconded the motion. The vote was all in favor.

#### **5. Long Range Planning**

- **Roof**

Ben stated the roofs had been inspected last year and the report concluded that the roofs would need to be replaced in two years. Ben asked the members if they wanted to replace the roofs next summer in 2019 or wait until 2020. He also stated that cedar shake prices were increasing. The roof replacement will require a special assessment, and the bids that have been received are \$55,000.00 to \$60,000.00 per unit. Don made a motion to go ahead with replacing the roofs in 2019. Bonnie seconded the motion. The vote was all in favor.

Julie will work on getting updated quotes for the board. The owners will be notified of the board meeting where the board will discuss the roof replacement and the special assessment.

- **Pond**

Ben thanked JP Huser for his work on the pond. Ben also thanked Bonnie and Leslie. The board is looking for a nicer fountain for the pond.

- **Lighting**

Ben stated that new lights had been purchased and installed above the garages. Ben thanked Bonnie and Leslie for their time and efforts in

finding new fixtures as well as their work on the house numbers and bollard lights.

- **Siding**

Ben reported that the siding on the units is aging and will need replaced in the next 4-5 years. The board will work with architects to come up with a design for the siding.

- **Signage**

Ben thanked Bonnie for leveling the entrance sign.

## **6. Old Business**

### **a. Approval of the Board of Directors actions from the previous year**

Don made a motion to approve the board's actions from the previous year. Bonnie seconded the motion. The vote was all in favor.

## **7. New Business**

### **a. Election of Directors – Leslie Gold's seat is up for election**

David nominated Leslie. Bonnie seconded the motion. There were no further nominations. The vote was all in favor to elect Leslie to the board for a three year term.

The board of directors is as follows:

Bonnie Guren- term expires 2019

Ben Bailey- term expires 2020

Leslie Gold- term expires 2021

### **b. Set date for 2019 Annual Meeting**

The annual meeting date was set for Tuesday, August 20, 2019 at 10 am MDT. Julie will check with Teton Pines to see if the card room is available and if so, reserve the room.

### **c. Snow Removal**

Snow removal from the roofs was discussed. Several owners mentioned the cornices that form over the entrances. Tina replied that these often form very quickly. GTPM will remind their maintenance staff and MountainScapes to remove any cornices that form over the entrances. Owners also mentioned that the roofs used to be shoveled more often. Tina stated that in the past the roofs were shoveled when there was minimal amounts of snow and the roofs do not need to be shoveled for small amounts of snow as shoveling can damage the roofs. Tina further stated that GTPM works with the snow removal company and the board to determine when to shovel roofs. Leslie commented that she had spoken to two other property managers and 3 feet of snow on the roof was their criterion for necessitating removal. The association wants to add that when snow is shoveled from the roof and lands on the deck, it should be removed to the ground.

**d. Vegetation**

The owners discussed several areas where the vegetation needs to be trimmed. The board will meet with the owners and the landscape companies to develop a plan for the areas that need pruned and trimmed.

**Other**

- Two owners mentioned that the sconces next to their entry doors were not working. Julie will contact Mountain Electric to repair.
- Jay mentioned the bulbs in the bollard lights were really bright. Julie will have the bulbs changed to a lower wattage.

**8. Adjournment**

With no further business to discuss, the meeting was adjourned

*Respectfully Submitted,*

*Julie Hamby  
GTPM*

*Approved August 22, 2019*

**GTPM Staff: Tina Korpi, Rob Bacani, Julie Hamby**