

THE TIMBERS AT GRANITE RIDGE HOMEOWNERS ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
PO Box 2282, Jackson, WY 83001
(307) 733-0205 Fax (307) 733-9033

2018 Annual Meeting Minutes
May 10, 2018 at 9:00am MST
The offices of Grand Teton Property Management

Attendance:

Present by Conference Call: Michael Hartley, Beth Burrough

Proxy to Michael Hartley: Bill O’Gara

Quorum present: Yes (3), reconvened meeting after 15 days written notice, quorum of 35% (3) is needed.

Others present:

Grand Teton Property Management (GTPM): Tina Korpi, Kelsey Bancroft, Nina Ruberti

2. Call to Order

Nina Ruberti called the meeting to order at 9:03am.

3. Financial Review

- a. Review of the 2017 Income vs. Expense.
- b. Review of 2018 Approved Budget
Current Balances: Operating Account - \$8,326.51
Reserve Account - \$116,704.33
2018 Budget was approved by the Board January 4, 2018.
- c. Long Term Maintenance Plan

4. Old Business

- a. Completed Maintenance Projects
 - i. Deck Staining – completed September 2017
 - ii. Tree Trimming – completed July 2017
 - iii. Chimney Sweep – completed May 3, 2018

5. New Business

- a. 2018 Potential Projects
 - i. Driveway sealing – Driveway was last sealed in 2013. GTPM received an estimate from Hunt Construction. Mike Hartley motioned to proceed with the sealing of the parking lot. Beth Burrough seconded. All were in favor.
 - ii. Stone repair – GTPM contacted original contractor Pete Peterson to come and take a look at the stone that was beginning to fall off. He was going to charge for time and materials to replace/fix the stone.

- iii. Cement Block Unit #3088 – Hunt Construction will make the cement block flush with the driveway in front of unit 3088 when they seal the parking lot.
- iv. Water Drainage issue/Gutters – Mike Hartley was not in favor of doing any work regarding this issue and Beth Burrough agreed. Mike did request that GTPM put a wooden box with container to spread sand out rather than the existing trash cans.
- v. Dues Increase – Mike Hartley motioned to increase dues by an additional \$70/month to go into the Maintenance Reserve Fund. Beth Burrough seconded and all were in favor. This will begin June 1st, 2018.
- b. Election of Directors –Mike Hartley motioned to elect the existing board of Directors of Beth Burrough and Bill O’Gara, Beth Burrough seconded the motion. Beth Burrough motioned to elect the existing board President Mike Hartley, and by proxy Bill O’Gara seconded the motion. All were in favor. There is one Director position open on the board. GTPM will send out letter informing homeowners of open position.

6. Other Business

- a. Snow Removal – Beth Burrough requested GTPM speak to the snow removal company in diverting the snow elsewhere with the concern of an erosion problem.
- b. Trash on Hill – Beth brought up the problem of their being trash from the construction staging site that has blown into their trees and on the hillside. Mike Hartley motioned to take action for the trash from the construction site. Beth Burrough seconded. Beth was going to write a sponsor letter from the HOA to present to get the trash cleaned out of the trees and hillside.

7. Adjournment

With no further discussion, the meeting was adjourned.

Respectfully submitted,

Nina Ruberti
Grand Teton Property Management