

**THE TIMBERS AT GRANITE RIDGE HOMEOWNER'S ASSOCIATION**  
GRAND TETON PROPERTY MANAGEMENT  
PO Box 2282, Jackson, WY 83001  
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2021 Annual Homeowner's Meeting Minutes  
March 24, 2021, at 10:00 am MST

Zoom Meeting

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1. Attendance & Determination of Quorum

***Present by Conference Call:*** Bill O'Gara, Michael Hartley, Parker Reese, Cindy Clune(representing Stuart Suna), Proxy to Michael Hartley: Stuart Suna

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

***Others Present:***

Grand Teton Property Management: Tina Korpi, Edye Sauter

2. **Call to Order**

Edye Sauter called the meeting to order.

3. **Approval of Annual Meeting Minutes from June 3, 2020**

Bill O'Gara moved to approve the annual meeting minutes from June 3, 2020. Michael Hartley seconded the motion. Vote all in favor.

4. **Financials**

- a. Edye Sauter reviewed the 2020 Income vs. Expenses. Edye noted the operating revenue for 2020 was \$97,455 and operating expenses were \$98,467 with a net loss of \$1,012. Edye noted landscaping was the expense item over budget.
- b. Review of the 2021 Proposed Budget. The Board reviewed the proposed budget for 2021 and proposed no increase in the quarterly dues. The Board discussed the budget has increased maintenance reserves deposits.  
Michael Hartley moved to approve the 2021 budget as proposed. Parker Reese seconded the motion. Vote all in favor.

5. **Old Business**

- a. Deck staining – there is one remaining deck to be stained and the contractor is hoping to stain the deck this spring.
- b. Garage entry ice/snow – the Board discussed Bill O'Gara in unit # 3 has requested to add a copper gutter and downspout to his unit as like unit # 6. The Board felt this could resolve the issues and approves Bill adding the gutter and downspout to unit#3.

- c. Exterior Building Staining 2021 - The Board has approved the proposal from Czarniak Painting for \$8400 per unit to the exterior of each building. Czarniak Painting is the same contractor that stained the decks in 2020. The Board would like to know the schedule and timeframe of the staining so they can plan with rentals.
- d. Road maintenance resealing/spot, crack repairs – GTPM will ask Hunt Construction to give an assessment and estimate for needed work for asphalt.

**6. New Business**

- a. Election of Directors – Bill O’Gara made a motion to elect the same slate of directors for 2021. Parker Reese seconded the motion. Vote all in favor.

**7. Adjournment**

With no further discussion, the meeting was adjourned.

Respectfully submitted,

Edye Sauter  
Grand Teton Property Management