

**TETON PINES GARDEN HOMES HOMEOWNER'S ASSOCIATION**  
GRAND TETON PROPERTY MANAGEMENT  
PO Box 2282, Jackson, WY 83001  
307-733-0205 Fax 307-733-9033

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2016 Annual Meeting Minutes  
August 16, 2016 at 10:00AM  
The Teton Pines Country Club Card Room

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**Attendance:**

*Present (5):* Ben & Susan Bailey; Jane Semon; Susan Brinkley; Leslie Gold & John Spain; Thomas & Laurie Patrick

*Present By Phone (5):* Sheldon & Bonnie Guren; Jay & Beverly Pieper; David Moxam; Donald MacNaughton; Patrick Dowd

**Determination of Quorum**

Yes, with 10 out of 12 units represented either in person or by phone, it was determined there was a quorum.

*Others Present:*

Grand Teton Property Management (GTPM): Tina Korpi; Rob Bacani, Tricia Freeman  
Blue Angel Design: Kate Stitt

**1. Reading and Approval of the 2015 Annual Meeting Minutes**

The meeting was called to order at 10:03am by Ben Bailey. Jay Pieper moved that the 2015 Annual Meeting Minutes be approved, Susan Bailey seconded, and there was no objection. The minutes were approved as presented.

**2. Maintenance**

**a. Completed Projects**

• ***Address Signs, bollards, fountain, landscaping***

Ben commented on the completed projects, giving Bonnie Guren and Leslie Gold credit and praise for the new address signs. He also noted that all of the bollards are now working, as is the new fountain. Kate Stitt from Blue Angel Design was present and Ben commended her for her great work and noted how good the landscaping looks.

**b. Long range planning**

• ***Roof***

Ben reviewed the roofing assessment and replacement estimate from Intermountain Roofing. Tom Patrick noted that he remembered having the roof replaced at some point before GTPM managed the HOA, as the original roof was sub-standard. GTPM said that they are working on getting an additional estimate from Smith Roofing, and the group requested that GTPM send out both of the estimates and the roofing assessment to all of the homeowners when they have obtained all of this information.

- ***Siding***  
Ben stated that he believes the current board and batten will need to be replaced in the next few years. He thinks adding stone on the bottom portion of the buildings might be one option to look at and recommended getting some CAD drawings done to have for next year's annual meeting. Don MacNaughton agreed. GTPM will work with the board to have CAD drawings done for the 2017 annual meeting.
- ***Stone enhancements***  
Jane Semon noted that the front stone steps need to be repaired, and in some cases, replaced. The group requested for GTPM to get estimates for this work.

### **3. Financials**

#### ***a. Review of the 2016 Budget***

Rob Bacani read through the proposed financials and noted a small increase in the water bill. Shelly Guren moved that the 2016 proposed budget be approved, Jane Semon seconded, and there was no objection.

### **4. New Business**

#### ***a. CC&R Voting Results***

Shelly Guren began the conversation by questioning if the grandfather clause that had recently come to light did actually apply to the Garden Homes, as he believed that there are 64 other units in The Pines that took up all of the spaces reserved in the clause. Ben suggested that they get more information from the HOA attorney on this point. Ben also stated that, regardless of what the grandfathered clause said, both of the votes that had gone out to the homeowners had come back in favor of keeping the 31 day rental minimum.

Tina Korpi then went over the sequence of events that had led to the voting in the first place, beginning with last year, when at the board's request she and Shelly Guren had met with Jennifer Anderson with Teton County who told them that the county's 31 day rental regulation applied to Garden Homes. After receiving this information and sending out ballots, GTPM was made aware of the information regarding the grandfathered clause. The board requested that another ballot with this new information be sent out. Tina then recommended that the HOA wait for their attorney to come back from sabbatical to get her opinion, as well as a formal written opinion from the county.

Tom Patrick made his case about the benefits of being able to have short term rentals, saying that renters who are able to pay a higher amount for a short term rental generally are not a threat. He also pointed out the financial benefits of being able to have several short term renters within a month.

Jay Pieper said that he believed not allowing multiple rentals in one month decreased the value of the community. Shelly Guren disagreed.

Pat Dowd said that he had never had issues with his short term renters and that the issues that homeowners had in the past with dogs, etc. were actually with long term renters.

Ben concluded by reaffirming that both ballots that had been sent out had the same result, but that they would pursue the written formal opinion from the county.

\*\*At this point, Jay Pieper had to leave the meeting and asked Tom Patrick to be his proxy. Tom accepted.

***b. Approval of the Board of Directors actions from the previous year***

Shelly Guren moved to approve the actions of the board from the previous year, Susan Bailey seconded, and all were in favor.

***c. Election of Directors***

Bonnie Guren's term was up for election. Susan Bailey nominated Bonnie Guren to serve on the Board, Shelly Guren seconded, and there was no objection. Bonnie Guren was re-elected to serve on the Board for another 3-year term. The Board is as follows:

Ben Bailey – term up in 2017

Leslie Gold – term up in 2018

Bonnie Guren – term up in 2019

***d. 2016 Annual Meeting Date***

The 2016 annual meeting is scheduled for August 16, 2017 at 10am at Teton Pines Country Club in the Card Room.

**1. Adjournment**

*With no further business to discuss, Sheldon Guren moved that the meeting be adjourned, Susan Bailey seconded, and there was no objection.*

Respectfully submitted,

Tricia Freeman, Homeowner Association Manager  
Grand Teton Property Management