

GARDEN HOMES AT TETON PINES HOMEOWNER'S ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
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2019 Annual Meeting Minutes
August 22, 2019 at 10:00 am MDT
The Teton Pines Country Club Card Room

1. Attendance & Determination of Quorum

Ben Bailey called the meeting to order at 10:06 am.

Garden Homes:

In Person: Ben and Susan Bailey, Joe and Gainor Bennett, Patrick Dowd, Bonnie and Shelly Guren, Leslie Gold and John Spain, Thomas Patrick, Jay and Beverly Pieper

Conference Line: Don MacNaughton, Pamela Grossjung

By Proxy: Jane Semon, David Moxam

GTPM: Rob Bacani, Tina Korpi, Kelsey Bancroft

With 11 members present in person, conference line or by proxy, it was determined that there was a quorum.

2. Reading and Approval of the 2018 Annual Meeting Minutes

Shelly Guren made a motion to approve the 2018 Annual Meeting Minutes as presented. Susan Bailey seconded the motion and all were in favor.

3. Maintenance

a. Completed Projects

• **Pond-New Water Feature**

Ben explained that the new water feature has been installed in the front pond. He thanked Leslie Gold for her work on that. Leslie is currently working on getting an estimate to install the old feature into the back pond that will help with aerating the pond.

• **Bylaws have been recorded**

It was discovered that the bylaws for Garden Homes had never been recorded. The board worked on getting those officially recorded.

4. Financials

a. Review of the 2019 Budget

Rob reviewed the 2019 financials. Year-to-Date (YTD), the HOA had income of \$95,527.00 and expenses of \$84,280.00, for a net income YTD of \$11,246.00. The

association had a special assessment of \$710,804.00 to pay for the new roof. As of 8.14.19, the association has \$226,325.95 in the operating account and \$47,972.98 in the reserve account.

For the 2020 proposed budget, an increase is recommended for water and sewer. Jay made a motion to approve the budget. Gainor seconded the motion. The vote was all in favor.

5. Long Range Planning

- **Roof-on going**

Ben stated the roof replacements are almost complete. There was discussion that the roofing company has struggled throughout the project with staffing. Tina explained that GTPM has no control over the staffing issues the roofing company faced, however, the roofing project was still on the right time frame for completion.

Shelly would have liked for GTPM to have more oversight on the roofing project. Tina explained that a staff member of GTPM was on site at least 3 times a week. GTPM is not qualified to assess whether or not the roofers were installing the roof properly. Shelly expressed his concern of the quality of the roofs because there were 3 different crews that worked on them so they are not uniform.

GTPM did have a 3rd party inspect the roofs that were installed thus far. He explained that he had some concerns with the roll vents and would install fasteners to increase the longevity of the roof.

Ben Bailey explained to the homeowners that the association is going to hire a 3rd party certified roof inspector to assess the roofs and be sure they are high quality prior to making any further payment.

6. Old Business

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

Susan made a motion to approve the board of directors actions, Patrick seconded the motion and all were in favor.

7. New Business

- a. **Election of Directors – Leslie Gold’s seat is up for election**

Bonnie’s term is up this year and she has decided to step down. Leslie nominated Don MacNaughton. Thomas seconded the motion. There were no further nominations. The vote was all in favor to elect Don MacNaughton to the board for a three year term.

The board of directors is as follows:
Don MacNaughton- term expires 2022
Ben Bailey- term expires 2020
Leslie Gold- term expires 2021

Ben Bailey will be stepping down as president of the board. Leslie wanted to thank Ben for all of his hard work while serving on the board as president.

b. Set date for 2019 Annual Meeting

There was discussion of moving the annual meeting to the first part of September. The date is still yet to be determined. The board will discuss and GTPM will notify owners when that date is decided upon.

Other

- There was much discussion about the landscaping at Garden Homes. Ben Bailey had met with Mountainscapes and made the decision to plant some willows and get the back island cleaned up. There were concerns from many of the owners about that landscaping that was installed. If the owners would like to have those plantings moved, Ben is happy for that to happen. Tina explained to the owners that the landscapers are frustrated because they are being pulled left and right by the owners. The owners discussed that the HOA have a landscape committee that could meet with the landscapers and gardeners. Gainor Bennett volunteered to work with the landscapers. Jay suggested that the owners be presented with a plan when a big landscaping project is going to be done. Shelly explained that the landscaping is common area. Owners can discuss with the board what they would like to see happen and the board can give the direction to the landscapers. Not all owners should be telling the landscape company what to do, but only the board.
- The irrigation was brought up for discussion. There are many problem areas with the irrigation system where the water pools. Tina explained that several years ago, there were lots of repairs done to the system, however, the system continues to have issues. Ben explained that the system is old and may need to be looked at as being replaced eventually.
- Shelly spoke with regard to having concerns with the relationship between the HOA and the management company. Shelly feels the board should revisit the management agreement and discuss with the company the services they provide. Shelly spoke specifically towards the fact that he felt GTPM should've had more oversight on the roofing project. Tina explained that GTPM is not qualified to determine whether or not the roofing project is being completed properly or not. Tina explained that she has reluctantly agreed to take care of elements that are not common to the HOA, such as the servicing of the HVAC systems. This is not a common element, therefore, it is individual owner responsibility. The owners asked if they could be provided with a list of what their responsibility is vs the management company. Tina explained that the governing documents will determine those responsibilities. Leslie is going to work with Tina in

coming up with a list of vendors for the owners and explain what the owners are responsible for individually.
Tina explained that GTPM is the management company for the HOA, not individual homeowners. She suggested owners hire a company for caretaking services if they do not reside at the house full time. GTPM provides this service as well as several other companies around the valley.

8. Adjournment

With no further business to discuss, the meeting was adjourned

Respectfully Submitted,

*Kelsey Bancroft
GTPM*

GTPM Staff: Tina Korpi, Rob Bacani, Kelsey Bancroft