

GARDEN HOMES AT TETON PINES HOMEOWNER'S ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
PO Box 2282, Jackson, WY 83001
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2022 Annual Meeting Minutes
August 31, 2022 at 10:00 am MT
Zoom Meeting

1. Attendance & Determination of Quorum

Don MacNaughton called the meeting to order at 10:05 am.

Garden Homes:

Present: Ben Bailey, Jeremiah Collins, Bonnie and Shelly Guren, Tricia Herrick, Don MacNaughton, Jay and Beverly Pieper

By Proxy: Thomas Patrick, Joe and Gainor Bennett

Other: Emma Sorg for David Moxam

GTPM: Tina Korpi, Edye Sauter

With 8 members present in person or by proxy, it was determined that there was a quorum.

2. Reading and Approval of the 2021 Annual Meeting Minutes

Don MacNaughton asked if there were any changes to the 2021 Annual Meeting Minutes. Hearing no changes.

Jay Pieper made a motion to approve the 2021 Annual Meeting minutes. Don MacNaughton seconded the motion.

All voted in favor.

3. Maintenance

a. Chimney Inspection

Ben asked about chimney inspection and cleaning. Edye noted that the homeowner's memorandum says that the HOA will have chimneys inspected every other year as an HOA expense and if a chimney required sweeping that amount would be billed back to the unit owner. GTPM has Peak Chimney scheduled for early December 2022.

b. Front Steps

Don reported the front steps at a few of the units were repaired earlier this summer. The Board will continue to monitor the front steps and make repairs as needed. The retaining wall was repaired at the same time this year.

c. Trees

Don noted the Board will continue to evaluate the trees and landscaping for maintenance and trimming.

d. Exterior Staining

Don discussed that the Board reviewed three proposals for exterior staining and choose the middle bid and asked that Garden Homes be one of the first projects in the spring weather dependant. The proposal was approximability \$95,400 including decks. Bonnie asked that her deck not be stained as they have their deck replaced and her contractor will be staining each year. Ben made a motion to accept the \$95,400 exterior staining bid. Beverly seconded the motion. The vote was all in favor.

4. Financials

a. Review of the 2022 Financials

Edye reviewed the 2022 financials. Year-to-Date (YTD), the income and expenses seem to be on course with the budget numbers for 2022 noting snow removal is under budget due to a low snow year. The collection of HOA dues is almost 100% collected. The financials as of July 31, 2022, are showing a net income of \$24,569.

b. 2023 Proposed Budget

For the 2023 proposed budget, at this time there are some unknown increases that the Board is anticipating for maintenance of snow removal, lawn care, gardening, tree and the pond. Edye noted that

Jackson is facing a labor shortage and inflation as in many areas and the HOA should plan on costs increasing from the service providers. Don noted that the proposed 2023 budget has a new line item of \$1500 for maintenance of the front entry steps. Don discussed that the maintenance expenses total about \$30,000 and those contract proposals will be coming later this fall for winter services and later in the winter for summer service and that the members should anticipate an increase of 10% or more. Don and the Board would like to propose the 2023 budget without the unknown increases in expenses and come back to you later if there are actual increases and collect additional dues. The proposed 2023 budget would keep HOA dues the same at \$2,068 per quarter, an increase in water/sewer from \$287.77 to \$305.03 per quarter and the same amount of \$300 per quarter for maintenance reserves. The proposed budget also has a special assessment for exterior staining of \$95,400. The Board would like to send out owner statements for the exterior staining in January and collect them by March 2023.

Jay Pieper made a motion to approve the presented budget. Don MacNaughton seconded the motion. The vote was all in favor.

5. Long Range Planning

a. Parking Lot Sealing

Edye noted that the parking lot is scheduled for sealing on September 15, 2022. Hunt Construction has asked if cars can be removed by 8 am for 24 hours.

6. Old Business

a. Approval of the Board of Director's actions from the previous year

Don made a motion to approve the board of directors' actions. Ben seconded the motion and all were in favor.

7. New Business

a. Election of Directors – Don MacNaughton's seat is up for election

Don reported that he is willing to rerun. There were no nominations. Bonnie made a motion to re-elect Don MacNaughton. Jay seconded the motion. 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:

Ben Bailey- term expires 2023

Leslie Gold- term expires 2024

Don MacNaughton- term expires 2025

b. 2023 Annual Meeting

The members asked to schedule the 2023 Annual meeting for the last week of August 2023.

8. Other

~The members discussed and approved adding a dog waste station by the mailbox cluster.

~The members asked GTPM to order bear-resistant trash cans for each unit to comply with the Teton County regulation.

~Ben asked that the grass in the spring be repaired from snow plowing damage before the summer season.

~Bonnie asked Edye to send out an updated owner contact list to each owner.

~The members thanked Don and appreciated all his work. The members thanked Edye and GTPM.

9. Adjournment

With no further business to discuss, the meeting was adjourned

Respectfully Submitted,

*Edye Sauter
GTPM*