

**SLEEPING INDIAN HOMEOWNER'S ASSOCIATION**  
GRAND TETON PROPERTY MANAGEMENT  
PO Box 2282, Jackson, WY 83001  
(307) 733-0205 Fax: (307) 733-9033

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Annual Homeowner's Meeting Minutes  
December 16, 2014 at 2:00 PM – MST  
The office of Grand Teton Property Management  
The Centennial Building, 610 West Broadway, Suite 203

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**Attendance:**

**Present (7):** Mark & Marlene Dolan, Thomas Foley, Michael Kroposki (2), William & Diana Pratt, Ernest Schmidt, Frank Tholis

**Present by Phone (3):** Richmond Cogburn, John Hall, George (Win) Roulhac

**Present by Proxy (8):**

*Proxy to Mike Kroposki:* Greg Abbott & Mary Akin, Christopher & Sheri Golden, Peter Herby & Agnetta Johannsen, Mekki Jaidi, Jim Outland

*Proxy to Ernie Schmidt:* Barb Burris

*Proxy to Thomas Foley:* Richard Bondelie, Elizabeth Gilman

**Quorum present?** Yes. 69.65% of ownership was represented.

**Others present:**

Grand Teton Property Management (GTPM): Tina Korpi, Brealyn Landis

**1. Reading and Approval of the 2013 Annual Meeting Minutes**

*Tom Foley made a motion to approve the 2013 Annual Meeting Minutes, Mike Kroposki seconded, and there was no objection.*

\*Marlene Dolan joined the meeting.

**2. Financials**

**a. Review of the 2014 Actuals-to-Date**

Brealyn Landis reviewed the 2014 actuals-to-date. The total income to date was \$97,010.11 and the total expenses were \$89,447.28. The operating account balance was \$38,273.55, the reserve account balance was \$48,945.76, and the money market account balance was \$75,021.21.

**b. Review of the Maintenance Reserve Account**

Brealyn Landis reviewed the maintenance reserve account. The following projects were completed and funded by the maintenance reserve account in 2014:

- West building sidewalk repairs
- Spot painting of exterior walls
- Parking lot repair work

Members expressed a concern for tree care on the property. The Board will address this at a later time.

\*John Hall joined the meeting.

**c. Review & Approval of the 2015 Proposed Budget with Capital Expenditures**  
Ernie Schmidt reviewed the 2015 proposed budget. *Rich Cogburn moved to approve the 2015 proposed budget, Diana Pratt seconded, and there was no objection.*

Ernie Schmidt reviewed the 2015 proposed capital expenditures. At the end of 2014 there will be a reserve of \$110,255.47. John Hall moved to delay the exterior spot painting and research hardy board, Win Roulhac seconded, but a vote did not take place. John Hall retracted his motion and made a new motion to not do the exterior spot painting and window trim repairs in 2015 but instead add a line item of \$10,000 for an engineer/building evaluation that includes estimated future expenses, Mike Kroposki seconded, and there was no objection. *The 2015 proposed capital expenditures were approved with the changes above.* The total for 2015 capital expenditures is \$13,000.

### **3. Old Business – Review of the 2014 Capital Expenditures**

The projects that were completed in 2014 include exterior spot painting of the buildings, an asphalt patch repair in the parking lot, crack repairs in the West building sidewalks, and a new sidewalk in front of the West building trash room.

### **4. New Business**

#### **a. Winter Long-Term Parking Policy**

If parking long term, residents are to park in the North West parking lot.

#### **b. Firewood Discussion**

##### **i. Ballot Results**

30.3483% of ownership voted in favor of no longer supplying firewood for resident use, 23.8806 voted in favor of authorizing the Board to spend funds up to \$3,000 to obtain drawings and estimates for a code approved storage facility, 17.9104% voted no to both options, and 2.4876% voted in favor of both options.

##### **ii. New Board Proposal**

The HOA Board proposed to turn the storage room on the back of the West trash room into a firewood storage room that can store about one cord of wood. Ernie Schmidt moved to supply firewood after modifying the south end of the West building trash room, Diana Pratt seconded.

Tina Korpi expressed her concern isn't where to store the wood, but that that the HOA has made an issue of the liability and it is well documented in meeting minutes. As a property manager, she advises that the HOA to not supply firewood, as the liability is great. Tom Foley agreed with Tina Korpi, expressing his concern with the liability of supplying firewood.

Diana Pratt said she talked with Nicole at Teton Village and whether or not the HOA supplies firewood will not affect your rentals.

The members present voted on the motion to approve the modification of the south end of the West building trash room to be used for firewood storage: 47.2636% voted in favor and 17.9106% voted in opposition. *The motion to modify the room for firewood storage was approved.*

## **5. Other Business**

### ***a. Bylaw Amendment – Written Notice by Electronic Mail and Fax***

The Board would like to make an amendment to the Bylaws so that the HOA can do votes and proxies by email. The members agreed to table this discussion.

## **6. Election of Directors – 2 Year Terms**

Mike Kroposki and Win Roulhac's terms expired, and Barb Burris' resigned, leaving one (1) last year to her term. Mike Kroposki said Barb Burris' position should be a two (2) year term, but Tom Foley and Tina Korpi disagreed and said the Board should elect someone to fulfill the remainder of her one (1) year term. The following people were nominated for Board positions: John Hall, Rich Cogburn, Diana Pratt, Mike Kroposki, and Win Roulhac. A ballot vote took place and below is the percentages of votes the nominees received:

Diana Pratt: 48.26%

John Hall: 44.28%

Mike Kroposki: 38.31%

Rich Cogburn: 26.87%

Win Roulhac: 24.38%

*Diana Pratt and John Hall were elected to the Board to fulfill Mike Kroposki's and Win Roulhac's two (2) year terms. The Board will elect someone to fulfill the remainder of Barb Burris' one (1) year term at the next Board meeting.*

## **7. Adjournment**

With no further discussion, the meeting was adjourned.

Respectfully submitted,

Brealyn Landis, Homeowner Association Manager  
Grand Teton Property Management