

**SLEEPING INDIAN HOMEOWNERS ASSOCIATION**  
GRAND TETON PROPERTY MANAGEMENT  
PO Box 2282, Jackson, WY 83001  
307-733-0205 Fax 307-733-9033

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**2019**

**Annual Homeowners Meeting Minutes**

January 15, 2020 at 3:00 PM – MST  
The office of Grand Teton Property Management  
610 West Broadway, Suite 203

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**1. *Call to Order & Determination of Quorum***

Michael Kroposki called the meeting to order. With 56.22% of the owners present in person, via phone or by proxy, it was determined there was a quorum

Attendance

*Present:* Nigel Milne, Jim Outland, John Recchio, Michael Kroposki (2), Mr. & Mrs. Rich Cogburn, Aaron Sturm

*Present via Phone:* Keith McCathren, Jessica Sturm, Jennifer Smilowitz

*Present by Proxy:*

*Proxy to Nigel Milne:* Frank Tholis,

*Proxy to Rich Cogburn:* William & Diana Pratt,

*Proxy to Mike Kroposki:* Mary Akin and Greg Abbott, Brent Beckwith, Chris and Shari Golden, Gabrielle Novacek

*Others Present:*

GTPM: Tina Korpi, Edye Sauter

**2. *Reading and Approval of the 2018 Annual Meeting Minutes***

The members present in person and by phone reviewed the 2018 annual meeting minutes. Rich Cogburn made a motion to approve the minutes as written. Nigel Milne seconded the motion. The vote was all in favor.

**3. *Financials***

**a. *Review of the 2019 Actuals***

Michael Kroposki presented the 2019 actuals thru 12.31.19. As of 12.31.19, the association had an income of \$123,059 and expenses of \$118,539 for a net income of \$4,519. Michael discussed the increases in maintenance & repairs, firewood, snow removal, lawn care and water/sewer. Michael noted that two companies are being used for snow removal this winter 2019-20.

***b. Review & Approval of the 2020 Proposed Budget & Maintenance Expenditures***

***i. Proposed 2020 Budget***

The 2020 proposed budget was presented. There have been increases in firewood, maintenance reserve deposit, snow removal and water & sewer. With these changes and a 10% increase in HOA dues, there is an expected net income of \$44.

Nigel Milne made a motion to approve the 2020 proposed budget. Rich Cogburn seconded the motion. The vote was all in favor.

***ii. Proposed 2020 Maintenance Expenses***

The board is proposing the following expenditures for 2020:

- \$10,000.00-Engineer to look at balconies and roof for walkway
- \$1,000-Snow screens replacements
- \$5,000-Parking lot resealed and lines painted
- \$1,000-Parking lot signs for unauthorized parking

The homeowners in attendance decided to add the following to expenditures for 2020

- \$2,000-Washing machine replacement
- \$5,000-Repair post behind ski lockers

The post behind the ski lockers needs to be replaced. This expense is a carryover from last year's maintenance expense approval. It is a structural post that will take some intensive labor to restructure the post. This will be looked at to be worked on this coming spring/summer.

The homeowners in attendance agreed to move forward with the above projects.

***4. Election of Directors – Three Vacancies***

Rich Cogburn, Mike Kroposki and Jim Outland's seats on the board of directors are up for election. These are two year terms. Those running for the seats are Aaron Sturm, John Recchio, Michael Kroposki, Rich Cogburn and Jim Outland. Ballots were administered and tabulated. The results from the election: Aaron Sturm, Rich Cogburn and Jim Outland.

The board and end of their terms is:

Nigel Milne	2021
Keith McCathren	2021
Aaron Sturm	2022
Rich Cogburn	2022
Jim Outland	2022

**5. Old Business**

**a. Parking rules and signs**

Discussed distributing parking rules to all homeowners and have those sign acknowledgment of rules. Discussed adding new signs to the parking lot for no unauthorized parking or your vehicle will be towed. The letter should be to homeowners and property managers.

**b. Snow Screens**

Discussed ordering new snow screens to replace damaged screens. All agreed to order new clear plastic screens, similar to those used in the past.

**6. New Business**

**a. Parking lot – reseal and paint**

Discussed having the parking lot resealed in summer 2020. GTPM has asked for a quote and a date when work could happen.

**b. Roof above the walkways**

Michael is concerned with safety and removal of cornices. He suggested looking into constructing a short roof above the walkway.

**c. Maintenance expenditures**

Discussion occurred regarding rebuilding balcony stacks on the east building. Rich noted maybe we could do two stacks per summer for the next two summers. All in agreement to have balconies looked at by the engineer that did the west building. Discussed occurred on when a new roof would be needed. Tina discussed hiring a roof inspector to evaluate the condition of the roof and give have the inspector give recommendations for any needed repairs and when replacement is needed. All were in agreement to hire a roof inspector. Board discussed staining for the building. They noted it would need to be addressed within the next five years.

**7. Other**

Mike Kroposki was thanked for all his time and effort he has given as Board President and board member.

**8. Adjournment**

With no further business, Rich made a motion to adjourn. Jim seconded the motion. The vote was all in favor.

*Respectfully Submitted,*

*Edye Sauter*

*Grand Teton Property Management*