

SLEEPING INDIAN HOMEOWNERS ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
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2018

Annual Homeowners Meeting Minutes

January 15, 2019 at 2:30 PM – MST
The office of Grand Teton Property Management
610 West Broadway, Suite 203

1. *Call to Order & Determination of Quorum*

Michael Kroposki called the meeting to order. With 66.67% of the owners present in person, via phone or by proxy, it was determined there was a quorum

Attendance

Present (8): Nigel Milne, Jim Outland, Frank Tholis, Tom Foley, Mike Kroposki (2), Rich Cogburn, Aaron Sturm

Present via Phone (3): Keith McCathren, Diana Pratt, Jennifer Smilowitz

Present by Proxy (8):

Proxy to Nigel Milne: Nancy Toll, George and Allyn Roulhac,

Proxy to Tom Foley: Frank Recchio, Richard Bondelie,

Proxy to Mike Kroposki: Mary Akin and Greg Abbott, Brent Beckwith, Chris and Shari Golden, Mekki Jaidi

Proxy to Wendy Meyring (Mountain Property Management): Erin Muths

Others Present:

GTPM: Tina Korpi, Kelsey Bancroft, Amy Floyd

2. *Reading and Approval of the 2016 Annual Meeting Minutes*

The members present in person and by phone reviewed the 2017 annual meeting minutes. Diana made a motion to approve the minutes as written. Rich seconded the motion. The vote was all in favor.

3. *Financials*

a. *Review of the 2018 Actuals*

Tina reviewed the 2018 actuals thru 11.30.18. As of 11.30.18, the association had an income of \$110,242.00 and expenses of \$101,208.00 for a net income of \$9,034.00. Tina stated the most current bank reconciliation was thru 11.30.18. There was some questions regarding the cost of firewood. Rich explained that in the past they have had issues with other Teton Village residents taking firewood from Sleeping Indian, therefore, they decided to change to an as need basis with replenishing the firewood stock. Mike asked if a projection could be made for the year. Tina stated that they will be within budget for the year.

b. Review of 2017 Expenditures

Mike reviewed the 2018 maintenance reserve expenditures. The total of the maintenance reserve expenditures for 2018 totaled \$28,139. The following projects were completed and funded by the maintenance reserve account in 2018:

- W8 Balcony Reconstruction and Repair
- Landscape upgrades
- Painting
- Walkway
- Repair Sidewalk
- Engineering Report

Mike explained that there was extensive rot damage in the joists of the W8 balcony like W7 experienced. The same contractor who completed the work for the others was able to complete the work on W8 as well as several areas of the walkway which were of safety concerns.

Mike stated that the 2 major cracks in the retaining wall have been fixed next to the sidewalk with a high quality material to hopefully help alleviate any future water issues on the sidewalks. Some homeowners questioned whether the holes would remain. Mike stated that come spring time, the holes will be filled back in and landscaped accordingly.

c. Review & Approval of the 2019 Proposed Budget Maintenance Expenditures

i. Proposed 2019 Budget

The 2018 proposed budget was presented. There have been increases in insurance, management fee and water & sewer. With these changes and no increase in HOA dues, there is an expected net income of \$117.

Mike made a motion to approve the 2019 proposed budget and all voted in favor.

ii. Proposed 2019 Maintenance Expenses

The board is proposing the following expenditures for 2019:

- \$5000.00-post repair

The post behind the ski lockers posed question again at this year's annual meeting. It will be quite a large project as Nigel explained the amount of excavation that will need to take place to do the work. 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.

Mike made a motion to approve the 2018 proposed maintenance expenditures. Diana seconded the motion. The vote was all in favor.

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

Diana Pratt and Nigel Milne’s seats on the board of directors are up for election. Diana has decided to step down from the board. Tina Korpi wanted to thank Diana for all that she has done for the association. These are two year terms. Those running for the seats are Tom Foley, Keith McCathren, Nigel Milne, Aaron Sturm and Erin Muths. Ballots were administered and tabulated after the meeting ended. The results are:

Tom Foley	22.8856
Keith McCathren	36.3184
Nigel Milne	70.6468
Aaron Sturm	11.4128
Erin Muths	4.4776

The board and end of their terms is:

Nigel Milne	2021
Keith McCathren	2021
Mike Kroposki	2020
Rich Cogburn	2020
Jim Outland	2020

5. ***New Business***

a. Rules and Regulations Amendment – Parking

The new draft for the parking rules that was proposed states:

6c. Each unit is permitted one parking space. Owners will be given one full time parking permit and one guest permit. Guest permits are for use on a space available basis and does not include the loading zone. Guest permits shall not be used on a full time basis, i.e. more than 7 days at a time.

Mike stated that per the restrictive covenants each unit shall be given one parking space. There are 29 parking spaces and 27 units, which allows for two floating spaces. Aaron questioned how often there is an issue with the parking situation. Tom Foley who has lived at Sleeping Indian full time for 16 years has only seen a handful of times there have been issues in the summer where people then park on the street. Keith would like to be cognizant of the owners that live full time at Sleeping Indian by changing this rule. Jennifer stated that this conversation has been discussed in the past. She said that many times the HOA is trying to solve a problem that is not a problem. She proposed a one vehicle per unit, and those who live at Sleeping Indian year round and have a reason for having 2 vehicles will be issued 2 vehicles. In addition, she brought up the vehicles that have been left in the lot full time and never moving. Many homeowners felt that the lot is not a storage lot, and cars cannot be stored. Tom Foley stated that there are many married couples in the building and feels that they should have 2 spaces. Tom Foley stated that many of the issues in the parking lot are not from Sleeping Indian parkers but are in fact other Teton Village residents using their parking lot. Jessica suggested that we identify the high volume periods of visitors and be aware of the parking situation and monitor it for a year and next year further amend the rules and regulations.

Several homeowners said it assumes that they are voting on this amendment at the annual meeting. Mike Kroposki stated that per the CC&Rs the board has the authority to adopt the rules and regulations without the approval of the rest of the homeowners, but wanted input by the owners.

Rich asked all homeowners as to what would happen if they did nothing with changing the rules and regulations. It was then again discussed that the parking lot being at capacity has only ever happened a handful of times. Mike worries that if a rental unit doesn't have a parking space available to that unit, they would lose out on that rental income. Tina stated that if there was an issue with parking for a night she feels that between her and Wendy with Mountain Property Management could resolve the issue for the night. Tom stated that Jackson Hole Resort Lodging in the past has told renters to park in Sleeping Indian parking lot whether they are staying in Sleeping Indian or not.

Wendy stated that the consensus of the owners present at the meeting are not in agreement with the proposed draft and that the board should take it back and revisit it.

Rich Cogburn asked if the Ranch Lot was available for overnight parking in the summer. Wendy said she has spoken with Resort Lodging for other HOAs to help with any issues that they are having with parking and they have allowed for overnight parking during the summer months in the Ranch Lot.

Tina stated that the parking lot is common area and each homeowner has an undivided interest in the parking lot. Mike stated that the restrictive covenants state that the HOA shall provide 1 parking space to each unit.

Mike feels that the parking permits need to be reissued as the current permits they have are outdated.

Mike made a motion to amend the parking rules and regulations to give one permanent parking permit to each unit and a guest parking permit to be used when space is available. The motion was not seconded. The motion fails.

Tina stated that the way Sleeping Indian ballots are administered makes it tough to tally and count as not all that submitted a ballot voted on this issue, therefore it isn't accurate. Several individuals who gave their proxies to other homeowners filled out the ballot therefore that is the way the homeowner voted. Because the motion that was put on the table is modified from the ballot that was sent out, the ballots now become invalid.

With the input and feedback of the homeowners, the board will continue to work on these rules and regulations.

b. Discussion of hard flooring in units

Over the years there has been an understanding that the board reviews modifications to their units. Aaron Sturm questioned if this is just structural changes, and Tom stated that this has been procedural for all of the years he has lived. The board would like to establish some guidelines for changing the floor materials within a unit. Mike stated that the information provided by Aaron for their flooring replacement suggests a sound test by an engineer in the flooring company's specs. Therefore, Mike feels that this should be done. Wendy asked how long they can expect for these guidelines to be implemented, as they are

trying to replace the floors and have been waiting for a couple of months for approval. Tom stated that there hasn't been a set protocol in the past as many owners have gone ahead and redone their units without approval. The goal of the current board is to have a set protocol for this in the future. Diana stated that there are many owners that are below units who have installed hardwood flooring and the noise has been an issue. Many owners would like for there to be guidelines and regulations as to what materials can be installed. Owners would like for the replacement flooring to have equal to or better material installed to decrease the noise problems. Jim Outland expressed his frustration with the above unit from him who installed flooring without board approval and is spending a great deal of money on his ceiling to install a sound barrier material.

Wendy asked if the board was going to make a decision for the current owners posing requests for approval. She would like for a timely response time for her owner to get the work done that they have delayed for over 2 months. Tina stated that moving forward there should be some standards set forth, however, everyone needs to be neighborly and respectful of their neighbors in taking shoes off while inside. Tina stated that she doesn't know how the board can tell one unit they can't have hardwood floors when there are several others that do. Keith has worked with his neighbors in when they have issues with his renters they contact him and resolve the issues right away. Aaron suggested that the board put a rule in place that whenever a floor is replaced, a sound deadening layer must be placed no matter the material, additionally having 80% area rug and pad coverage of a hard surface floor. The board members present at the annual meeting felt that the board needs to go ahead and give W6 approval in moving forward with their floor replacement. Jim, Nigel, Rich and Diana were all in agreeance.

c. *Signing up for LVE Green Energy Program*

Rich wanted to let homeowners know that they can call Lower Valley Energy and get on their Green Energy Program for individual units. Keith McCathren said he called them and paid roughly \$100 and got it back when he did all they said to do to become a green energy unit.

d. *Recycling*

The board was notified that there is no room to place recycling bins, therefore this will not happen anytime in the near future.

6. *Other*

There was discussion as to what to do about the wind screens. Mike Kroposki proposed a more permanent fixed window to replace the existing screens as the current wind screens don't fit properly in the windows and funnel snow into the stair well. Tom worried about the cost and maintenance of these windows as they could easily break by simply a ski or something else hitting them. Additional concerns were many owners like to have them opened up in the summer as well as the cost of installation and material. Others suggested looking for higher quality wind screens that they have used in other areas that have been quite effective. As there isn't a solid plan for these wind screens to have the board take a look at this further. GTPM will research various options to replace the older worn out

wind screens. Tina questioned if the homeowners would like for there to be another line item for wind screens. Rich Cogburn feels that if the wind screens are lasting 4 years and are costing roughly \$400 that they are well worth the money. Tina suggested the HOA table this item and do more research on this for the future. Tina feels the current screens will get us through the rest of the winter and quite possibly through the next winter as well.

A homeowner asked how the washer and dryers were doing. The consensus of the homeowners was that they are all still working great and to not worry about it now.

7. Adjournment

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

Respectfully Submitted,

*Kelsey Bancroft
GTPM*