

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

2021
Annual Homeowners Meeting Minutes
January 12, 2022 at 3:30 PM – MT
Zoom Meeting

1. Call to Order & Determination of Quorum

Aaron Sturm called the meeting to order. With 75.62% of the owners present or by proxy, it was determined there was a quorum

Attendance

Present: Nigel Milne, Jim Outland, Michael Kroposki (2), Rich Cogburn, Aaron & Jessica Sturm, Keith McCathren, Jennifer & Michael Smilowitz, Thomas Foley, Diana Pratt, Allyn Roulhac, Frank Tholis, Marlene Dolan, Chris Golden, Gabrielle Novacek

Present by Proxy:

Proxy to Nigel Milne: Frank Recchio

Proxy to Rich Cogburn: PLT Enterprises

Proxy to Kathy Moore, MPM: Erin Muths

Proxy to Mike Kroposki: Mary Akin and Greg Abbott, Brent Beckwith

Others Present:

GTPM: Tina Korpi, Edye Sauter, Amy Floyd

HOA Attorney: Nicole Krieger

MPM: Kathy Moore

Santos Goicoechea

2. Reading and Approval of the 2020 Annual Meeting Minutes

The members present reviewed the 2020 annual meeting minutes. Diana Pratt made a motion to approve the minutes as written. Jennifer Smilowitz seconded the motion. The vote was all in favor.

3. Financials

a. Review of the 2021 Actuals

Aaron Sturm presented the 2021 actuals thru 12.31.21. As of 12.31.21, the association had an income of \$132,549 and expenses of \$131,544 for a net income of 1,005. Aaron asked the members if they had any questions regarding the presented financials. The members discussed the increase in firewood. The price of firewood and delivery fee has increased. It was noted that there are not many suppliers of firewood in the area. The increase in legal fees was discussed. The HOA engaged with the attorney regarding parking spaces that were brought up by an owner and to follow the CCR's in regards to the correct proxy process. The members asked if the \$13,020 spent for JSR services is going to cover continuing the roof replacement project. The Board noted that JSR Services is a bit frustrated and might need to spend a bit more money due to the amount of time he has spent answering questions from owners. Tina mentioned that it is important to have the point of contact with JSR and the contractor be GTPM and the Board, not individual owners.

b. Review & Approval of the 2022 Proposed Budget

The 2022 proposed budget was presented. The proposed 2022 budget has a 6% dues increase due to the increase in expenses. Mike Kroposki asked why there was not a contingency line item. The Board noted this was removed in the past so as not to raise dues and to add to the maintenance reserves. Aaron discussed the 2022 maintenance expenditures. The West Building basement had cracks in the concrete. Nelson Engineering was hired to assess the structure. Nelson Engineering reports the concrete should be repaired and recommended a contractor. The contractor provided the Board with an estimate for \$20,100. The Board felt that this is structural and needs to be repaired. The other item in the 2022 maintenance expenditures will be looked at during the upcoming year. The Board will get work with contractors to get estimates and bids. These items will be brought to the owners for their approval of over \$3,000 per the CCR's. The members discussed the exterior staining and asked if the entire buildings needed to be stained. The Board would like to work with contractors to get an estimate and have them look at the more exposed walls. Diana Pratt noted the roof replacement is critical and would like to see that project get done. The Board agreed with Ms. Pratt noting this is a high priority and would like to have it done this year. Nicole Krieger discussed the intent of the CCR's regarding capital improvements. Nicole said that the roof replacement would be a capital improvement and needed a majority vote. The 75% would be needed if the capital improvement materially alters the nature of the Project. Nicole also discussed that Teton County will issue the necessary permits and review the plans.

Diana Pratt made a motion to approve the 2022 proposed budget with a 6% increase in HOA dues. Nigel Milne seconded the motion. No discussion. The vote was all in favor.

4. Old Business

a. Roof Replacement

Micheal Kroposki asked if the roof replacement project would include removing the cold roof. He has concerns with the snow load, ice damming and the summer temperatures by removing the cold roof. Mr. Kroposki wanted to know if they were removing the 1x6 planking and pulling off the sleepers could be a structural change. The Board will ask JSR Services for the information. Mr. Kroposki would also like to see an estimate for synthetic shakes as well as asphalt shingles. The Board will ask JSR Services for the information on maintaining the structural elements as originally designed and the thermal character is kept intact.

5. Other

a. Parking

Michael Kroposki asked about the width of parking spaces and the addition of a parking space. The Board explained they narrowed the wide space near Nez Perce and the west loading zone space to allow for an additional parking space. A member noted at the beginning of time there were no painted parking space lines in the lot. The Board tabled discussion on parking spaces.

Nigel Milne thanked the incumbents for their work on the Board and appreciated working with them.

Rich Cogburn thanked Tina, Edye and Nicole for their help and partnership.

6. Election of Directors – Three Vacancies

Rich Cogburn, Jim Outland and Aaron Sturm's seats on the Board of Directors are up for election. These are two-year terms. Those running for the seats are Rich Cogburn, Jim Outland, Michael Kroposki, and Aaron Sturm. Tina asked each member to return their ballot by email to GTPM by end of the day on January 12, 2022. Ballots were administered and tabulated—the results from the election:

The board and end of their terms are:

Nigel Milne	2023
Keith McCathren	2023
Aaron Sturm	2024
Rich Cogburn	2024
Jim Outland	2024

7. *Adjournment*

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

Respectfully Submitted,

Edye Sauter
Grand Teton Property Management