

**SLEEPING INDIAN HOMEOWNERS ASSOCIATION**  
GRAND TETON PROPERTY MANAGEMENT  
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**2022**

**Annual Homeowners Meeting Minutes**

January 10, 2023 at 3:30 PM – MT

Zoom Meeting

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

Aaron Sturm called the meeting to order. With 68.66% 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 Smilowitz, Thomas Foley, Diana Pratt, Allyn Roulhac, Frank Tholis, Marlene & Mark Dolan, Chris Golden, Gabrielle Novacek, Greg Abbott,

*Present by Proxy:*

*Proxy to Nigel Milne:* Nancy Toll

*Proxy to Mike Kroposki:* Tamara Kachiuri

*Others Present:*

GTPM: Tina Korpi, Edye Sauter

HOA Attorney: Nicole Krieger

**2. Reading and Approval of the 2021 Annual Meeting Minutes**

The members present reviewed the 2021 annual meeting minutes. Diana Pratt made a motion to approve the minutes as written. Aaron Sturm seconded the motion. The vote: Michael Kroposki opposed and all others voted in favor. Motion passed.

**3. Financials**

**a. Review of the 2022 Actuals**

Aaron Sturm presented the 2022 actuals thru 12.30.22. As of 12.30.22, the association had an income of \$143,183 and expenses of \$141,522 for a net income of 1,661. A member asked why the legal fees for 2020 are so high. The Board noted that the HOA had to engage with the HOA attorney regarding the questions and challenges brought up by a homeowner with the roof replacement. The members discussed that they need to work as a team and be considerate of all the members while not creating legal challenges. The members would not like to continue to occur legal fees. Rich Cogburn thanked GTPM for working on the roof project and sticking through the roof project.

**b. Review & Approval of the 2023 Proposed Budget**

The 2023 proposed budget was presented. The proposed 2023 budget includes a 10% dues increase due to the increase in expenses and an increase in the maintenance reserve deposit. Michael Kroposki asked why the increase in the maintenance reserve deposit in the 2023 budget. The Board discussed the proposed upcoming maintenance reserve expenses like exterior staining, balcony repairs and radon. The Board would like to see the maintenance reserve

increase in hopes to avoid special assessments. The Board discussed the list of proposed 2023 maintenance expenditures. Aaron noted that the Board would like to stain the East building this year, and the West building next year and to have maintenance reserve funds available for balcony repairs. After the members reviewed and discussed the items in old and new business Aaron Sturm made a motion to approve the 2023 proposed budget as presented with a 10% increase in HOA dues. Diana Pratt seconded the motion. No discussion. The vote was all in favor.

Aaron Sturm made a motion to approve the 2023 maintenance expenditures as presented. Nigel Milne seconded the motion. The vote was all in favor. Micheal Kroposki asked to be sent a reconciliation of the last two years of maintenance reserve deposits and expenditures.

#### **4. Old Business**

##### **a. Roof Replacement**

Aaron Sturm reported that the roof replacement project is about 99% complete and they will work on completing a punch list. Aaron noted the Board is working on scheduling an inspection of the venting to ensure there is no blockage and there is proper airflow. Fortress Roofing will repair gutters in the spring and any other noted damages. Greg Abbot said the drawings specified new gutters and downspouts and would like this to be looked into by JSR Services to see if this was part of the scope of work. Michael Kroposki discussed there is a discrepancy in the vents from plans to what was installed and would like JSR Services to address the venting. Michael Kroposki also said the drawings called out on the East building for new snow guards and they were not replaced. The snow guards should be verified with JSR Services. Michael Kroposki noted that the East building was missing some counter flashing and this needs to be added to prevent leaking. Diana Pratt thanked the Board & GTPM for their hard work during the roof project. Michael Kroposki commented that the roofing job was run very sloppy. Marlene asked if there were any reports of someone being injured and the answer was no. Tina Korpi noted that she and GTPM staff spent countless hours on sight during the project. Tina noted there was a little trouble during the first couple of days while the crew was removing the old roof with debris, but that was addressed immediately and taken care of by the contractor. Tina was never on the property where she felt any inherent danger. Teton County and OSAH were on site a couple of times and both approved the project and that it could continue to move forward. Tina noted that the concerns with the project have been heard and is happy to report the roof replacement is complete. Marlene Dolan noted concerns about Sleeping Indian getting or having a bad reputation and not being able to obtain contractors in the future. Marlene hoped these concerns of Sleeping Indian creating a bad reputation and the idea of possible lawsuits do not continue and hinder future projects. The members discussed preparing and adopting rules of engagement for the owners.

##### **b. Balcony Repairs**

Aaron Sturm reported that the Board is working to establish a priority for repairing and getting an estimate to repair the balconies. Rich Cogburn reported that a few years ago units 4,9,14 in the West building had rebuilt the balconies and added new foundation posts. Rich would recommend using the same going forward with the next repairs.

#### **5. New Business**

##### **a. Exterior Staining**

Aaron Sturm discussed that the Board proposes to have the East building stained this year and the West Building the following year. Aaron explained that deferring the staining project could help cover balcony repairs. The members asked if it is possible to have the balcony repairs occur before staining the building.

**b. Radon**

The Board received an estimate last year for a radon mitigation project in both buildings for \$31,500. The Board reported that GTPM is working on getting a couple more proposals and estimates for radon mitigation. The Board noted this is a critical project that needs to be mitigated and is a high priority. Jennifer Smilowitz offered to review the radon mitigation proposals.

**c. Crack Sealing**

The Board will have the parking lot assessed in the spring to see what repairs are needed and get an estimate for crack sealing.

**d. Washing Machine**

The Board is recommending replacing the last old washing machine this year. The members asked if the laundry machines could be switched to credit card processing as it is difficult to get quarters.

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

Keith McCathren and Nigel Milne’s seats on the Board of Directors are up for election. These are two-year terms. Those running for the open positions are Micheal Kroposki, Keith McCathren and Nigel Milne. Each candidate introduced themselves and the reasons they would like to serve on the Board. Nicole Krieger asked each member to return their ballot by email to GTPM by end of the day on January 10, 2023, and any ballot received after January 10, 2023, will not be counted. Ballots were administered and tabulated—the results from the election:

The board and end of their terms are:

Nigel Milne	2025
Keith McCathren	2025
Aaron Sturm	2024
Rich Cogburn	2024
Jim Outland	2024

**7. Other**

The members discussed that they need to work together and take pride in their community. Keith noted that another HOA in the area was dropped by their property management company and they have not found another other company in Jackson to provide the management services. Marlene discussed the idea of creating and adopting rules of engagement for the owners of the HOA. The Board and the members thanked Aaron for all his hard work and time spent working on the Board and the roof project.

**8. 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*