



SLEEPING INDIAN HOMEOWNERS ASSOCIATION NEWSLETTER

December
2021

ROOF REPLACEMENT UPDATE

As everyone is aware, the Board has been working with JSR consulting on the roof replacement for both Sleeping Indian buildings. As a reminder, JSR is a licensed roofing consultant with licensed engineers on staff. When JSR inspected the roof in the spring of 2019, they made it clear that our current roof has lived its expected life and that both Sleeping Indian roofs need to be replaced as soon as possible.

Since the inspection and the Board's retention of JSR as our consultant expert, JSR's engineer has been working with the Teton County building department to ensure that the proposed roof meets all Teton County requirements for snow load in our specific location of Teton Village.

After failing to obtain approval for the roofing, the Board has taken a step back to examine what we can do to move forward. The most common reason for 'no' votes was that Homeowners wanted more advance

notice. A few had some specific questions for JSR on the engineering specs. Completing the roof project as soon as possible will prevent additional replacement and repair costs in the future, and will ensure that are units remain safe and accessible.

Project Costs

Based on the JSR estimates in the spring of 2021, the projected costs in total were forecasted to be ~\$225,000. This will change, and you will be updated when it does, as materials and labor costs are fluid in the current inflationary environment. Based on what we know today, the breakdown of the special assessment for each homeowner will be as follows: Studios \$5,597, 1-Bedroom \$7,836, 2-Bedroom \$10,075. Please plan accordingly as these funds will be due shortly after the special assessment is approved.

The Board will be bringing another roof replacement vote to the homeowners this winter with the anticipation that the project

can commence in the fall of 2022.

In an effort to ensure complete transparency on this project, since 2020, the Board has held 4 homeowner meetings and distributed 4 written/email communications that have had the roof project as the sole or one of the top agenda items.

The Board will hold another 'all hands' type meeting before this next vote to answer any questions related to the project. In the interim, if you have questions PLEASE reach out to Grand Teton Property Management and they will be forwarded to the Board.

Estimated Special Assessment

STUDIO.....\$5,597
1 BEDROOM.....\$7,836
2 BEDROOM.....\$10,075

LETTER FROM THE PRESIDENT

Hello Sleeping Indian Homeowners,

I hope everyone enjoyed the summer. It was a busy one in our corner of Wyoming with things returning to normal and visitations at an all-time high. With the past few winters exceeding 500" of snow, anticipation is high for another great ski/winter season.



I would like to take a moment to thank the Sleeping Indian Homeowners for entrusting me to be your HOA president for the past two years. I take this responsibility seriously and am humbled to be your HOA President. Over the past two years, your HOA board has worked together on countless issues. We pride ourselves in being empathetic to the different needs of Homeowners, some of whom are full-time residents while others live here part-time. Offering transparency in our decision-making processes and being friendly, courteous, and professional in our dealings with homeowners has been our goal.

It has been a real pleasure working with my Board colleagues over the past 2 years and I hope this sense of partnership continues into the future. Thank you Jim, Rich, Nigel, and Keith - your efforts are very much appreciated.

Sincerely,

Aaron Sturm, HOA President

AROUND THE VALLEY

After a slow start to the season with warmer-than-average temperatures in November and early December, Teton Village is finally looking like a winter wonderland again - just in time for the holidays! Operations are back to business as usual on the slopes with lifts, gondolas, and the aerial tram all running at full capacity this winter, which should help to alleviate some of the long lines experienced at the resort last year.

JHMR made some improvements over the summer to both ski and mountain bike trails to enhance the guest experience. With the expansion of the mountain biking trails, JHMR is rapidly becoming a summer destination for downhill riding.

Between the resort's summer activities and record visitors to Grand Teton and Yellowstone National Parks, demand for short-term rental accommodation in Teton Village continues to grow, with even the formerly quiet off-seasons attracting visitors to the Village year-round.

During the summer months, Teton Village installed new speed bumps on West Michael and

Rachel Drives to better protect pedestrians and wildlife. Speaking of wildlife, Grizzly 399 and her 4-pack of no-longer-little cubs continued their late summer and fall wanderings out of GTNP and into well-populated areas of Jackson Hole. While they weren't seen in the Village (thankfully), there were several black bears spotted on West Michael Drive this summer, including one who parked himself behind Sleeping Indian East for a few hours (*see photo*).



In other news, there is a new sushi restaurant called Shin Shin opening in the Village this winter in the Caldera House above the Mud Room ski shop, and the newly renovated Teton

Village Sports is open again. In the town of Jackson, the new REI store opened in November at the former location of the Lucky grocery store, and work is already underway for the new Target (in the former Kmart location) that is scheduled to open in 2022.

Don't forget that the Jackson Hole Airport (JAC) will be closed for renovation from April 11th

Fire Safety First!

Fire is one of the top risks to Sleeping Indian and inspection is a mandatory insurance requirement. Therefore we all need to take the necessary steps to ensure fire safety.

Fireplaces & Chimneys - To stay in compliance with our insurance, every Spring all the fireplaces must be inspected, and chimneys cleaned when required. Please make your units available for entry while these inspections are taking place. Additionally, we ask all owners to complete any required repairs identified during these inspections as soon as possible. Failure to abide by this request may result in losing insurance coverage or an increase in our insurance policy resulting in an increase in homeowner's dues.

Fireplace Ashes - Please make it abundantly clear to your renters, guests and cleaners that fireplace coals and ashes need to be placed into a fire-safe can. Proper disposal of these ashes is required. Under no circumstances should hot ashes or coals ever be tossed over the balcony or into the trash.

Grills - Only propane or electric grills are allowed on the premises.



**AIRPORT
CLOSED**
April 11th - June 27th

to June 27th 2022. In addition to the necessary runway repaving, they will be updating the security checkpoint and the airport restaurant areas. Your guests and renters may want to consider driving or flying into Idaho Falls or Salt Lake City airports during that time.

Needs Repair?

See something that needs repair, or have an idea for an improvement? Let Grand Teton Property Management know and we'll be sure to look into it.

Grand Teton Property Management
HOA Administrator: Edye Sauter
Tel: (307) 733-0205
Email: esauter@wyom.net

MAINTENANCE & IMPROVEMENTS

It's been a tough couple of years for everyone, and we as an HOA have seen our fair share of challenges when it comes to getting things done. With record unemployment, strained supply chains, and the building boom, completing simple repairs has been difficult. As we emerge from the pandemic, some of these challenges should subside, but it's likely that due to the unique set of circumstances in this valley, it will still prove difficult to get projects completed.

Projects slated for the next few years:

- Replacing the Roofs
- Exterior Staining
- Balcony Repair
- West Building Post Footer Replacement
- Repairing & Monitoring Cracked Concrete in West Building Basement

Projects completed in 2020-21

- Parking Lot Sealed & Painted
- New Parking Signs
- Buck & Rail Fence Repaired

PARKING UPDATE

At the 2018 HOA annual board meeting, the parking issue was raised and the Home Owners agreed on a go-forward plan.

Over the last two years, the Board implemented the agreed-upon action plan with improvements including the following:

- Redesigned and replaced all of the deteriorated parking signs with new signs that match the signs found in the national parks.
- Added one additional parking spot without changing the width of the existing spots.
- Prior to peak periods, GTPM has sent and will

continue to send communications to all the property management companies reminding

them that instructing their renters to use the Sleeping Indian parking lots as overflow will not be tolerated and that violators will be towed.

- GTPM has enforced the parking policy of 2 vehicles per unit with an active parking permit by warning, informing, and stickering vehicles if necessary.
- Updated the HOA rules and regulations to allow for all non-commercial vehicles to park in the Sleeping Indian parking lot that fit into a designated space and have a valid parking permit.
- GTPM and the Board is coordinating with our snow removal contractor to ensure that we don't lose any parking during peak times due to snow storage.

In addition, GTPM, homeowners, and board

Budget

With Sleeping Indian being an older building that requires ongoing maintenance, we expect monthly HOA fees to increase. Please know that our team is working to keep all increases modest and reasonable while being able to maintain the standards that you expect for your property. Some maintenance is unexpected and will always need to be addressed, such as new cracks in the West Building foundation. We will need to ensure that we have adequate reserves to cover these unplanned maintenance issues that arise.

Election Results

On January 19, 2021, during the annual owners meeting, board elections took place to fill two open positions. The election results were tabulated, resulting in Keith McCathren and Nigel Milne being re-elected to terms ending in year 2023. Following the owners meeting, the Board met and named Aaron Sturm as HOA president..

If you would like to join the Board, please indicate interest prior to the next election during the annual homeowners meeting and get your name on the ballot.

Remodeling?

Submit Your Plan

Please submit your remodeling plan for Board review via Grand Teton Property Management. Basic modifications to your unit such as fresh paint, new appliances, etc, do not need to be submitted for review.

Thank You!

Grand Teton Property Management
HOA Administrator: Edye Sauter

members that are onsite have been actively monitoring and reporting parking violations.

The feedback we have received from owners, GTPM, and guests is that there have been few if any parking issues. This does not mean that we can let down our guard as we must remain vigilant and continue to monitor the parking situation to make sure that we don't have issues in the future. If for any reason you or your guests are unable to park in a Sleeping Indian space, please notify Grand Teton Property Management so that the issue can be addressed.

If homeowners need new parking permits, please contact Grand Teton Property Management.

Board Members

| MEMBER | END OF TERM |
|------------------------|-------------|
| RICH COGBURN | 2022 |
| KEITH McCATHREN | 2023 |
| NIGEL MILNE | 2023 |
| JIM OUTLAND | 2022 |
| AARON STURM | 2022 |