

**Sleeping Indian Homeowner Association
Grand Teton Property Management
P.O. Box 2282
Jackson, WY 83001
307-733-0205 Fax 307-733-9033**

**2009 Annual Homeowners Meeting Minutes
August 25, 2009 at 2:00 PM
The Offices of Grand Teton Property Management**

1. Attendance

In person:

Tom Knauss W-11
Roberta Bondelie W-5
Michael Kroposki E-12
Thomas Foley W-13
Barb Burris W-1
Elizabeth Cogburn

Via Phone conference:

Ashley Hackney E-1
Peter Herby E-8
Ernie Schmidt W-15
Frank Tholis E-9

By Proxy:

Kenneth D. Salo E-5
Erin A. Morgan W-6
Richmond Cogburn W-13
Mary Akin & Greg Abbott E-7
Diana Pratt W-10
John R. Hall W-14
Leo Humphries E-6
Frank Huschitt W-12

Others Present:

Tina Korpi Grand Teton Property Management
Rachel Block Grand Teton Property Management
Robbi McCain Grand Teton Property Management

2. Determination of Quorum

Tom called the meeting to order at 2:15pm. Tom presented the proxies from various owners. With those present either in person, by phone or by proxy, it was determined that 62.69% of the ownership was represented.

3. Reading and Approval of the 2008 Annual Meeting Minutes

The members present reviewed the 2008 minutes. Tom commented on section 4, "2009 proposed budget approval" stating that the maintenance reserve would be increased by \$36,000 annually. In the past years the maintenance reserve deposit was \$14,051 annually and the owners at the 2008 meeting decided to increase the deposit to \$36,000 largely due to anticipated siding and painting requirements. However, the number that was actually entered into the 2009 budget for the maintenance reserve deposit was \$35,000. Roberta motioned to approve and adopt the 2008 minutes as written with the stipulation of the actual maintenance reserve deposit of \$35,000. The motion was seconded by Tom. Vote: All in favor.

Financials

1. Review of 2008 End of Year Financials

See the attached budget spreadsheet for the 2008 End of Year Financials.

2. Review of the 2009 Year to Date and Projected 2009 Year End Expenses.

Tina went through each line item and pointed out that the year-to-date actuals shows an income of \$61,093.53 which is through July 10, 2009. The expenses total \$67,049.18 which gives a net income of <\$5,955.65>. Tina stated that there are a few units that are delinquent in dues. There are four units, three of which are in foreclosure and one that is possibly headed to foreclosure. Tina stated that liens have been filed on all four units. Robbi stated that the current amount that is past due is roughly \$18,188.14. At the point when the bank takes possession of these units the bank will pay dues as of that day and there is a possibility that they will pay past dues as well. Tina stated the operating account balance as of July 31, 2009 was \$32,363.59 (which includes an insurance claim of \$18,056.59) and the maintenance reserve account balance was \$66,526.61. Tom questioned the insurance claim stating that the amount of \$18,056.59 was given after the deductible was met. This insurance claim was for Unit East-2 damage that was discovered earlier in 2009. Because this money is earmarked for Unit East-2 damage, the actual operating account balance would be \$14,307.

3. Review of the Operating and Maintenance Reserve Accounts

Robbi stated that Grand Teton Property Management and the Sleeping Indian Board of Directors has been working on making the dues more economical for the association. On the 2010 proposed budget, Robbi took the dues back to what they were in 2008. In 2008 the \$89,568 that would be charged to everyone as a whole for dues which Robbi re-enacted for 2010. This would be a decrease in dues and would bring everyone back to what they paid in 2008 for their monthly dues. This would bring your total income for 2010 to \$90,818. Robbi stated that it is still very important to keep putting money into the maintenance reserve therefore the 12,000 per year would be deposited. The association has been putting \$14,051 per year so it would be a slight decrease but you would still be putting money away. The expenses would then be \$89,485 still leaving you with a net income of \$1,333. Robbi then stated that she modified the 2009 budget to where the income would be \$107,658. January through June, all owners would pay as the 2009 approved dues and then July through September would be brought back down to the 2008 structure. The association has already deposited \$16,946.42 in the maintenance reserve account in 2009 so there will not be anymore deposits made to that account in 2009. This brings your income to \$108,908 and your expenses to \$94,006.42.

Tom mentioned that the association has always put \$10,000 to \$15,000 into the maintenance reserve. However, with the siding and painting issues that arose the association did not want to be served with a sudden special assessment. The owners at the 2008 annual meeting decided to augment the reserve by an additional \$36,000 on top of the \$14,051 already in the budgeted to deposit. The Board of Directors then revisited this decision in the winter of 2009 and came to the conclusion that this increase wasn't necessary so this is why the decrease in dues is being presented.

Tina stated that the reason that owners wanted to raise the dues so significantly for 2009 was to avoid special assessments in the future. However, the owners did not know at that time that the state of the economy would take the turn that it did. Tina stated that even if you kept the maintenance reserve deposits where they are you may still need to do a special assessment to cover capital expenditures. If you lower the maintenance reserve deposits, you will certainly need to do special assessments to cover capital expenditures.

Robbi stated that she can put a 20 year plan together for your maintenance reserve account that will show your future capital expenditures and where you will need to spend your maintenance reserve money and when you will need to special assess.

Barb questioned the owners on whether they feel as if the Association has contributed enough maintenance reserve money for 2009 and if they would like to reduce the dues for the remainder of 2009.

Peter suggested that instead of cutting the maintenance reserve deposit by \$18,000 we only cut the deposit by \$9000 which would mean that another \$9000 would still need to be deposited and \$9000 would be returned to the owners through a dues reduction.

Tom made a motion to reduce the maintenance reserve deposit balance of 2009 by \$18,090 and empower the Board of Directors to raise the dues back, through 2009. The motion was seconded by Roberta. Mike motioned to amend the original motion to remove the language of empowering the board to raise the dues. The motion was seconded by Ashley. Vote: All in favor. Tom motioned to reduce the maintenance reserve deposit balance of \$18,090. The motion was seconded by Roberta. Vote: All in favor except Peter Herby.

4. Review of the 2010 Proposed Budget

Tina suggested that you hold off on passing the 2010 proposed budget until the 20 year plan for the maintenance reserve account is developed. Ashley stated that we should wait and hold a special meeting in December to discuss the budget at that time. Tom motioned to hold the special meeting on December 15, 2009 at 2pm at the offices of Grand Teton Property Management. The motion was seconded by Mike. Vote: All in favor.

Old Business

1. Water Heaters

Tom stated that in the past there was talk of the need to replace the water heaters in the laundry room. In 2009 we had a specialist inspect the water heaters and he stated that the water heaters have been there for 30 years but there is no need to replace them. The heaters are located in the basement on a concrete floor so if there was ever a drip there would not be an issue. Barb recommended that you replace your water heater in your unit if it is old.

2. Siding / Balconies

Tom stated that there should be a committee of owners formed to inspect the wood and report to the HOA regarding the lifespan of the siding. Tom motioned to appoint Ernie Schmidt, Frank Huschitt as well as Joe Casey with Grand Teton Property Management to the siding committee and have a plan to show to the Association by the December meeting and if there are any other owners that have experience and are qualified to be on the committee they will be appointed as well. The motion was seconded by Barb. Vote: All in favor. If there are any

Tom stated that three of the balconies were rebuilt 5 years ago because the joists were rotted and were going to collapse. The Board has been concerned about the integrity of the balconies and the railings. The Board came to the conclusion that the balconies that have been replaced they decayed largely in part from the roof design of the two buildings. The board does not believe that any other balconies are suspect to be rotted at this point. This is due to where they are located in relation peaks of the roof.

3. Parking

Mike mentioned that the residents that work in the evenings are having trouble parking when they come back late at night. Tom stated that the CC&R's do not mention any language on how many spaces each owner is allowed. The county states that every unit owner is allowed 2 parking spaces; however, it is not numerically possible for the Association because there are not enough spots in the lot. Tom stated that all owners and residents should be considerate about the parking and move your car when the snow removal is taking place.

4. CC&R Update

Barb stated that the Board of Directors are working on the CC&R updates and will be informing the Association when there are more updates.

New Business

1. Completed Projects and Upcoming Maintenance Projects

There weren't any major projects completed in 2009 and there are no upcoming projects in 2009 to discuss.

2. Insurance

Tina stated that there is an insurance claim happening in Unit East-2 due to mold damage. The insurance company and the owners are covering the costs for repairing the damage.

Tina stated that all owners should have their own personal property insurance.

3. Election of Officers

Tom Knauss and Kris Batchelder were re-elected in 2008. Barb Burriss, Jimmie Cogburn and John Hall are up for re-election. Tom nominated Barb, Jimmie and Ernie Schmidt to serve on the Board. Mike stated that there should be proportionate representation from each building. This election will be tabled until the special meeting.

4. Set Date for next Annual Meeting

Barb asked the members when they would like to hold the annual meeting. The members requested that the annual meeting be held on Tuesday, August 17th at 2pm.

5. Other

Cement-

Roberta stated that there are issues with the cement sidewalks and that the HOA needs to plan for these repairs in the future.

Radon-

Mike stated that the radon pipe on the East building doesn't extend far enough which needs to be lengthened past the roof line. This issue will be revisited.

Snow Removal-

Mike stated that he would like to receive a bid from Wyoming Landscape Contractors to do the snow removal for the 2010 snow season. Grand Teton Property Management will obtain this bid and allow the Board to make the decision between Trees Inc. and Wyoming Landscape Contractors.

Burm-

Mike mentioned that several owners are concerned about the burm behind the building that SRA development built. SRA Development then placed trees on this burm which Mike is concerned that these trees will grow too high. Frank stated that SRA did exceed what they were permitted to do because the trees will eventually be blocking views. Tina questioned whether there was a view corridor map in place. Mike motioned to form a fact finding committee to investigate what could be done about the burm and the vegetation on the burm. The motion was seconded by Roberta. Vote: All in favor.

Trees-

Mike mentioned that there is a large lodge pole pine in front of the east building that needs to be removed. Tina stated that Wyoming Landscaping has a tree specialist that the HOA could hire to come and inspect the trees on the property. Peter stated that the trees behind the east building are starting to block the views and are making the units very dark. Tom stated that tree removal is not a cheap job to complete. The Board will look into these costs and will further discuss at a later point.

Homeowner List-

Peter would like a homeowner contact list distributed to all owners with the minutes. Please see the enclosed list. Tom stated that they have been considering creating a newsletter that will include a list of owners. Tom and Barb will work on this project. Tina stated that Grand Teton Property Management is working on developing a website that will have a link to the Sleeping Indian that owners will be able to view pertinent documents that pertain to the Association. Grand Teton Property Management will be informing all owners when that website is up and running.

Adjournment

With no further discussion, the meeting was adjourned.

Respectfully submitted,
Rachel Block
Property Manager
Grand Teton Property Management