

# SLEEPING INDIAN HOA



## Letter from the President

Greetings, everyone:

Wow!! What a winter with record snowfall bringing record snowplowing but great skiing. I hope everyone enjoyed the skiing because we will probably have to pay increased dues next year for our enjoyment. We also had to endure a week without power for the first time in 50 years. I have to thank Tina and her crew at GTPM for the excellent work they performed keeping our property from damage during the week long emergency. Under their careful attention, we suffered no real damage. It did point out the importance of them having keys to access condos in an emergency. Please be sure to get keys to GTPM if you change locks.

The Board has been busy getting maintenance work scheduled for accomplishment this summer. It's always a big job since the work season is so short and everybody is trying to get work done. Some of the work planned involves finishing the planned work on the balconies, fixing the high priority structural support posts, spot painting, and some paint removal from under the West walkways. There are other smaller projects planned and we will let you know if it will affect your condo.

We had a walk around last month and were fortunate to have 4 out of the 5 Board members present. Also present was owner Keith McCathern from E11 and we appreciated his interest and input. We all decided that it is important to do some work on the buildings' landscaping to make them more attractive for guests. The village is doing some great work planting flowers at all intersections and providing a very appealing entry for guests and we need to follow their lead. I'm sure we will need to increase our budget next year to accomplish this but this year we hope to start and have a plan for next year.

Enjoy your summer and we will continue to keep you informed as work progresses. Please don't hesitate to contact me if you have any concerns.  
Thanks,

Ernie Schmidt, President  
Email: erniewoodworking@gmail.com

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## Property Walk Through

Hello Sleeping Indian property owners. Members of your board met in Teton Village on Monday May 22 for an informal property walk through and an opportunity to review and prioritize upcoming maintenance work planned for this summer. We reviewed building locations planned for repainting, confirmed ongoing deck repair/maintenance, evaluated landscaping and tree pruning. Generally we all agreed much could be done to improve overall property appearance and first up for work is selected exterior painting on the East Building as well as landscape maintenance. Selective tree removal between the East and West buildings was reviewed and several unsightly trees will be removed to improve sun access and homeowner views.

Balcony repair and maintenance is already underway for this season, the work being guided by the engineering report which was prepared by our consulting timber frame engineer.

As part of the general landscape work, all existing shrub beds are planned to be cleaned and new mulch installed. Further we will work with the landscape maintenance team to identify new planting material for enriching the existing plant palette as budget allows.

As follow up to the tree work performed last summer, some additional pruning has been identified as well as selective removal of unsightly or dying trees.

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(Continued from page 1) Repainting of exterior walkway handrails will occur in both buildings and selected elevations of the East Building will be newly painted. The goal here is to keep painted exteriors looking in good order with perhaps yearly selected work rather than a less frequent repaint of the entire property. In addition to the above, the need for some minor roof repair was identified as a result of the very large snowfall of this past winter.

Please know that each member of your board is eager to maintain our property to the best of our collective abilities. Please let us or Grand Teton Property Management know of any suggestions or concern you may have.

Looking forward to being in the Village for this big eclipse weekend-kindest regards to all-Rich Cogburn

## A Resolution to the By Laws

By: Diana Pratt

On May 22, 2017, the Sleeping Indian HOA Board unanimously amended the Bylaws to include a process for nominating directors to the Board. Previously the Bylaws provided no such process. Under the process, you as HOA members will be able to elect the board members you judge best qualified to protect and maintain the property. For this reason the process requires that all nominations be in writing and include a short biography of the nominee. We included a deadline of thirty days prior to the annual meeting. The timing is sufficient for the nominee biographies to be included with the notice of the annual meeting, the agenda, the proposed capital expenditures, the proxy notice, and the ballot. The language of the resolution follows:

### RESOLUTIONS ADOPTED BY THE MANAGEMENT COMMITTEE OF SLEEPING INDIAN CONDOMINIUM HOMEOWNERS ASSOCIATION

The undersigned, being all of the directors of Sleeping Indian Owners Association, a Wyoming non-profit corporation (HOA) hereby adopts, pursuant to Wyoming Statute 17-19-821, the following resolutions:

WHEREAS the Bylaws do not contain a process for nominating directors; and

WHEREAS it would be in the best interest of the HOA if a procedure for nominating directors was promulgated by the Board of Directors;

NOW THEREFORE BE IT RESOLVED that nominations for expiring board of director positions must be made by submitting in writing to the Secretary of the Association, the name and short biography of the person being nominated. No written nominations shall be accepted without a short biography of the nominee;

BE IT FURTHER RESOLVED that written nominations must be received by the Secretary by no later than thirty (30) days prior to the annual meeting of members. Written nominations may be in person, by U.S. Mail, delivery service, fax, or email; and

BE IT FURTHER RESOLVED that no nominations of directors will be accepted at the annual meeting.

## Architectural Review Reminder

Undertaking unit improvements and updates are an exciting, and busy, time for unit owners. The association board would like to remind owners they must submit the required information to the board of directors prior to beginning any project. The board would like to make all owners aware that per the Covenants, Codes and Restrictions (CCRs), any proposed improvements to units must be submitted formally in writing to the board with a description of work with any structural modifications noted and proper and appropriate dimensions. Please also include with the plan the following:

1. Estimated start and completion dates
2. Contractor's information
3. Copy of permits for work (county, electrical, plumbing, structural permits)
4. A plan for trash removal.
5. If using a dumpster, where will it be placed?
6. Any additional information you feel may be needed or aid the board in their decision.

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(continued from page 2) In addition, the CCRs state that no owner shall make or permit any structural alteration, improvement, or addition in or to the Unit without the prior written consent of the Committee. Also, no owner shall do any act which may impair the structural soundness of any the buildings in the Project or which would impair or interfere with any easement affecting the Project.

Requests should be submitted to Julie Hamby with Grand Teton Property Management. You may email the plan to [jhamby@wyom.net](mailto:jhamby@wyom.net). The plan may be faxed to (307) 733-9033 or mailed to PO Box 2282 Jackson, WY 83001. As soon as the request is received, Julie will submit the request to the board for their review.

## Quick Updates and Reminders...

- ❖ Due to maintenance issues, new coin operated dryers are on the way.
- ❖ Governing documents and annual meeting minutes are available on the GTPM website at [www.grandtetonpropertymanagement.com](http://www.grandtetonpropertymanagement.com) Click on HOA services and links. Then choose Teton Village. The link to Sleeping Indian will be there.
- ❖ You can set up automatic payments for your HOA dues. Please contact Julie with GTPM for information on the PSN service.

## Grand Teton Property Management

Please feel free to contact Grand Teton Property Management with any questions you may have. Your HOA administrator is Julie Hamby. She can be reached by phone at (307) 733-0205 or by email at [jhamby@wyom.net](mailto:jhamby@wyom.net)

If you need to stop by our office, we are located at 610 West Broadway Suite 203 in Jackson. We are open Monday through Friday from 9 am to 5 pm. We are closed daily for lunch from 12:30 pm to 1:30 pm.

GTPM also offers a 24-hour emergency on-call service. If you need to reach GTPM in an emergency after regular business hours, please dial (307) 733-0205 and press "0" when prompted. You will be connected to our answering service who will contact our on-call staff person.