



Cabin Sub Association

Annual Meeting Minutes Of The Teton Springs Cabin Sub Association and Executive Board Tuesday, July 10, 2018

Call to Order

Tina Korpi from Grand Teton Property Management called the meeting to order at 1:07

Verification of Proper Notice, Quorum & Proxy

Tina Korpi, Demerie Northrop and Kelsey Bancroft of GTPM verified proper notice was given for this annual meeting. A quorum of 20% of the 148 lots was met with 33 owners represented by proxy or in person.

Introductions of Executive Board

Tina Korpi introduced herself, Kelsey Bancroft and Demerie Northrop from Grand Teton Property Management. The board of directors introduced themselves to the members. Julie Haines, as President (via phone) and Peggy Lee were in attendance. Bill Macilwaine, Chuck Fulp, and Jenna Thompson were not in attendance.

Approval of 2017 Annual Meeting Minutes

Dwight Pearce moved to approve last year's annual meeting minutes. Tom Boehme seconded the motion and all voted in favor.

Treasurer's Report

Tina Korpi gave a reporting of the financials for the Cabin Association. Through the month of June the Cabins has collected \$180,078 in income. There has been \$184,560 paid out in expenses with \$18,625 of that amount going to the Maintenance Reserve Account and \$82,880 going to the Master association for dues. The current balance in the Maintenance Reserve account is \$419,647 and there is \$185,153 in the operating account. These funds are completely FDIC protected.

There are seven delinquent accounts that are 2 or more quarters past due currently in the Cabins totaling \$30,904.58. Three of those accounts belong to the same person. There are liens filed on two delinquent accounts. There are currently no homes in foreclosure.

Teton Springs Headwaters Club Report

Tony Snoey presented a report to the owners in attendance with regards to the Club. They did provide the snow removal for the Cabins this winter and he would love any feedback from owners. They work hard to stay within the budget that the board gives them and he would ask that owners are mindful of that and only request plowing when the home will be used.

The Club has been working closely with Grand Teton Property Management and the HOA. The club and the HOA have worked together to combat noxious weeds on the entire property. In addition, the Master HOA has agreed to pay for pond maintenance in the form of bales of barley in each of the stocked ponds. Since the ponds are shallow, chemicals don't have time to settle so this new method is being tested this year to see if it works safely to fight algae. The golf course is watering less and is reducing the amount of fertilizer being used in an effort to be more environmentally friendly. 100% of the ponds (except those in Mountain Meadows) are on Golfland and the club is maintaining them. All homeowners are welcome to fish in the stocked ponds but please be sure not to fish on the golf course sides of the ponds. This is specifically an issue on Hole 9 – please stay to the north side of the pond. Additionally, there are no fish in the pond on Hole 12. Please keep in mind that these ponds are for fly fishing only and they are for catch and release only. There

were some concerns raised about people from outside Teton Springs “poaching” the ponds to fish. At this point there haven’t been any restrictions placed on fishing to stop “outsiders” from using the ponds, but the Club will continue to monitor that and will act accordingly if need be.

They are seeing a lot of dogs off leash on the golf course. Tony would like to remind members to please keep dogs leashed and to refrain from walking and biking on the cart paths.

GTPM Report

~ Snow removal went very well this winter and Tony and his crew did a good job once again.

~ The DRC is still working on finalizing the design guidelines specific to the Cabins. The DRC has made some modifications over the past year and has welcomed two additional paid architects, Jason Letham and Ann Moyer, to join Rick Baldwin and the homeowner volunteers Patty Crawford and Julie Haines. This was done in an effort to meet the growing amount of DRC submissions and to help streamline the process for homeowners and their builders. Within all of Teton Springs there were 3 homes completed in the last year, 5 homes are currently under construction and two others that have broken ground in the past few weeks.

~ There has been a noticeable difference in the reduction of noxious weeds and this is due in part to the Club and the HOA teaming up to fight them together. The Master HOA has offered to pay up to \$10,000 to treat weeds on Golfland. Dewey Brothers Vegetation Management is doing that work and Owen Moulton is spraying the HOA lands.

~ GTPM would like to remind owners to contact them directly if they have any problems or issues. There are 24 hour on-call services that are available to help. GTPM will work directly with the owners, even in the case of an issue being with renters.

~ There have been numerous occasions when people are setting their trash cans out early or leaving them out after the scheduled Friday pick up day. Please remember to only set your trash cans outside on trash day to keep the neighborhood looking nice and to deter bears from entering Teton Springs for an easy snack.

~ We would also like to remind owners not to park on the streets as they are narrow and visibility is reduced greatly when cars park along the road.

New Business

Kathy Potts and a couple other homeowners expressed their interest in limiting new homes in the Cabins to single-car garages. They are concerned that if a two-car garage is allowed to be built that their home values will suffer as a result. Tina assured those present that the DRC is only allowing plans to be built that are in the style and character of what is currently in the Cabin sub-association, but that she would let the DRC know about this concern as they put the finishing touches on the design guidelines.

Election

There are three board seats available for election this year. Peggy Lee and Bill McIlwayne are both willing to remain on the board, but Jenna Thompson will not be rerunning for her seat. Hank Amon and Kathy Potts were both nominated in addition to Peggy and Bill. After the ballots were counted, Peggy, Bill and Kathy were elected to three year terms. Chuck Fulp has one year remaining on his term and Julie Haines has two years remaining.

Adjournment 2:20