



**Cabin Sub Association
Annual Meeting Minutes
Of
The Teton Springs Cabin Sub Association and Executive Board
Tuesday, July 28, 2020.
2020 Annual Meeting Minutes**

Call to Order

Tina Korpi from Grand Teton Property Management called the meeting to order at 2:05

Verification of Proper Notice, Quorum & Proxy

Tina Korpi and Demerie Edington of GTPM verified proper notice was given for this annual meeting. A quorum of 20% of the 148 lots was met with 30 owners represented by proxy or in person.

Introductions of Executive Board

Tina Korpi introduced herself and Demerie Edington from Grand Teton Property Management as well as the board of directors: Julie Haines, as President, Kathy Potts Peggy Lee, and Bill McIlwaine; Chuck Fulp was not in attendance.

Approval of 2019 Annual Meeting Minutes

Nancy Elliott moved to approve last year's annual meeting minutes. Larry Dillon seconded the motion, and all voted in favor.

President's Report

Julie Haines reported that it has been an active year in the Cabins. There is a lot of new construction happening and a lot of owners are present within the neighborhood. The DRC has revised the design guidelines and has approved several new homes to be built. The HOA has invested to have Wilson Tree Service examine many of the trees on the Cabin property. They located many that were either unhealthy and dying/dead and others that were too close to the homes. Some of which have been removed and others that are flagged for removal at another time.

Treasurer's Report

Demerie Edington gave a reporting of the financials for the Cabin Association. Through the month of June, the Cabins HOA has collected \$178,167 in income. There have been \$195,568 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 \$495,187 and there is \$182,256 in the operating account. These funds are completely FDIC protected.

There are currently 11 accounts that are over 1 quarter delinquent for a past due total of \$13,910. There are no accounts with more than one quarter past due.

Teton Springs Bronze Buffalo Club Report

While Justin Hyde was not in attendance at the Cabin meeting, he did report last night at the Master meeting. He is thrilled to work in cooperation with Grand Teton Property Management and the board of directors for the HOA to create a positive experience. He is happy to meet with owners independently to discuss any club issues which may be of concern: justin@bronzebuffaloclub.com

GTPM Report

~ In the fall there will be several of the roads sealed throughout Teton Springs. The entry to the neighborhood was repaved earlier this year. There will be an inspection of the bridges to check and see if there is any maintenance or repairs needed on them.

~ 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 and other wildlife 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. We are working on signs to post throughout the community to remind people that Teton Springs is private property and to try and discourage people who are not residents from parking at the entrances, pull out areas, along the roads and ponds to recreate.

~ GTPM is working with DRC Chair Rick Baldwin to do regular inspections of construction sites to make sure builders follow the rules and are building as per the approved plans.

~ As a reminder, boats, campers, trailers, ATV's etc. cannot be parked in or stored on Teton Springs property.

Old Business

Owen Moulton is once again spraying noxious weeds throughout the HOA. He has been onsite several times already this summer and will be there throughout the next couple month as well to spray the weeds. We are working with the golf course to try and make sure they are also addressing the weeds on that property as well.

New Business

Signs will be posted to discourage people from "poaching" Teton Springs and using the private property as public lands and parks. This area is for residential use only.

Election

There is one board seat available for election this year. Julie Haines is willing to remain on the board for another 3-year term. Joost Bongaerts is also running for her seat. The biographies for both are in the meeting packet and ballots can be submitted by email to Demerie until the end of the day tomorrow (Wednesday, July 29, 2020). Peggy Lee, Bill McIlwaine, and Kathy Potts each have one year remaining on their terms. Chuck Fulp has two years remaining on his term.

Adjournment 3:44