

**Cabin Homeowner Sub-Association
Board of Directors Meeting
Monday, May 4, 2020 @ 4:00 pm MST
Via Conference Call
1-877-820-7831~ Pass code 277321**

1. Attendance

Bill MacIlwaine

Demerie Edington, GTPM

Julie Haines

Peggy Lee

Kathy Potts

2. Determination of Quorum

With four out of five board members in attendance via phone, a quorum was established

3. Call to order 4:01

4. Reading and Approval of the February 10, 2020 Board Meeting Minutes

Bill moved to approve the past meeting minutes. Julie seconded the motion. All voted in favor.

5. Financial Review

a. Review 2020 year-to-date financials

Demerie reviewed the statement of income and expenses stating that the HOA has collected \$158,284 in dues, interest and late fees. \$37,730 was spent for snow removal, \$41,440 was paid to the Master association for dues, \$6,370 has been spent on irrigation fees and \$9,313 has been deposited to the maintenance reserve account. The operating account has a balance of \$246,393 and the maintenance reserve bank account balance is \$485,808. Regarding the new irrigation maintenance fee that the club is billing, of the \$22,200 that has been billed, \$11,925 has been received as of May 1, 2020.

b. Delinquent Report

There are currently 7 properties that have delinquent dues that are past one quarter late. Demerie is working with the HOA attorney Herb Heimerl on collections. Two of those properties are owned by the same person and will have a lien filed on them if they are not paid by the end of May.

Kathy noted that it is possible that due to the Coronavirus, tourism may go down and it is possible there may be more delinquencies as a result.

6. Old Business

a. DRC Review

There are currently eight lots that have received final approval and are in the construction process. Three others need to submit their performance deposits to receive their final approvals.

The DRC is working with the Master board to refine and clarify some of the language in the design guidelines. An amendment is being finalized to memorialize these changes.

b. Irrigation Discussion

This is an ongoing discussion between the Club and the Master board. GTPM will keep everyone updated on any developments in this matter.

7. New Business

a. Future Meeting Dates

Considering the current pandemic, it may be necessary to consider changing the annual meeting to be held either by Zoom or perhaps pushing the meeting to be later in the year to maintain the social distancing requirements. It is very likely that the annual social will be canceled this year. More information will be coming about these events.

b. Landscaping

Kathy spoke to Brett who confirmed that snow removal went well. Demerie added that she received many compliments on the ease and quality of the snow plowing this winter.

Brett has started spring clean up and as discussed in an email, he was advised to refresh all the mulch in the Cabins. Bill proposed that the HOA look into doing annual spring clean up at every property unless asked NOT to by the lot owner. This would require an increase in the annual landscape budget and a more specific contract with Brett Marcum to outline what he would be doing each year. Demerie advised the board that Brett would do whatever they requested, but they would need to be more specific in what they want his team to do so it can be appropriately bid and to make sure his work was up to the board's expectations.

8. Adjournment 4:53