

**Cabin Homeowner Sub-Association**  
**Board of Directors Meeting**  
**Monday, October 19, 2020 @ 4:00 pm MST**  
**Via ZOOM**

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1. Attendance

Bill MacIlwaine	Demerie Edington, GTPM
Julie Haines	Tina Korpi, GTPM
Peggy Lee	Herb Heimerl, HOA Attorney
Chuck Fulp	
  
2. Determination of Quorum

With four out of five board members in attendance, a quorum was established.
  
3. Call to order 4:00
  
4. Reading and Approval of the May 4, 2020 Board Meeting Minutes

Julie moved to approve the past meeting minutes. Chuck seconded the motion. All voted in favor.
  
5. Financial Review
  - a. Review 2020 year-to-date financials

Demerie reviewed the financials for the year noting that the HOA has \$125,634 in the operating account and \$504,525 in the reserve account. \$278,816 has been collected in dues for the year so far with the last quarter of invoices having just recently been mailed out. The HOA spent \$326,198 which includes \$27,938 for the reserve deposit and \$124,320 paid to the Master association. There was an overage in landscape maintenance which is a result of the tree removal that was done to take out the identified dead and diseased trees within the association. Tina indicated that this should be a capital reserve expense rather than an operational one. Julie moved to approve having this line item adjusted to reflect that modification and have the tree removal come from the reserves. Chuck seconded the motion, and all voted in favor.
  
  - b. Delinquent Report

There are 7 accounts that are one quarter delinquent and 11 that are two quarters behind. Many of those properties are under contract to be sold and the delinquent dues will be paid in full at the time of closing. There are no accounts that are over 3 quarters delinquent and no lots have liens filed on them.
  
  - c. Proposed 2021 Budget

There were no proposed changes to the 2021 budget and the dues and expenses are expected to be the same as 2020. Julie moved to approve the proposed 2021 budget. Chuck seconded the motion, and all voted in favor.

## 6. Old Business

### a. DRC Review

The DRC has reviewed and given final approval on 4 homes in 2020. The DRC is doing a final review of the design guidelines and will have a few changes to make in the document. This has been ongoing since the annual meeting in 2019 and is in the final approval stages.

### b. Supplemental Guidelines Discussion

Herb Heimerl, the HOA attorney, attended the meeting to discuss the Cabin sub association and ownership of the property in the HOA. The Cabins were deeded to be similar in concept to a detached condo, patio home, or a townhome in that ownership consisted of the 50' x 50' building envelope. All other areas including the driveway and lawn areas were part of the HOA common area. There was no limited common area established in the deed, which means the HOA owns anything outside of the building envelope. While people would expect privacy and limited use of their yards and driveways, it is not legally written that way in the governing documents. A license agreement for each lot and or an amendment to the Cabin Supplemental Declaration could be established addressing this issue. The issue of each homeowner's insurable interest in the limited common space surrounding their home site would also need addressing.

Tina added that the Master Association would like to have some clarification and established requirements if an owner wants to landscape the vacant lot they own. They would like it to be clearly defined in the design guidelines.

## 7. New Business

### a. Appointment for new board members

As Kathy Potts resigned from the board and Chuck Fulp is selling his Cabin and is resigning from the board as well there are two seats available for appointment. There are two owners interested in these positions. Nancy Elliott is a full time resident and Mike Bas is a part time resident. Bill moved to appoint Nancy to the one-year spot vacated by Kathy Potts and Mike to the two-year spot vacated by Chuck Fulp. Peggy seconded the motion, and all voted in favor. Demerie will email both new board members and send them applicable documents to help them get "up to speed".

### b. Future Meeting Date

Once the new board members are settled in GTPM will circulate meeting dates for 2021.

### c. Other items

~ Tina updated the board on the Master meeting that was held earlier in the day. The Master association has paid for the materials for the new perimeter fence that the

Club is installing from 9500 South to Pole Canyon road. The Master HOA has also paid for half of the road work done on the forest service access road. We will be talking to the bike rental shops about advising people where they can and can't park as it relates to Teton Springs residential streets to help enforce the signs that were erected at the entrances to the community. There was some landscaping and cleaning done at the "guard shack" at the main entrance to Teton Springs and there are lights on as well to help give the appearance of a more involved presence. The Master board has also decided to post the approved board meeting minutes on the website. The Cabin board is willing to do so as well but wants to be sure there is no personal information that would be posted.

8. Adjournment 5:14