

**Cabin Homeowner Sub-Association**  
**Board of Directors Meeting**  
**Tuesday, February 23, 2021 @ 3:00 pm MST**  
**Via ZOOM**

<https://us02web.zoom.us/j/86228720834?pwd=MXRTcWc5eWo5M25oVndrRXNHTEQ09>

**Meeting ID: 862 2872 0834**

**Passcode: 188809**

**Or call in: 346 248 7799**

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1. Attendance

Bill MacIlwaine

Julie Haines

Peggy Lee

Nancy Elliott

Mike Bas

Demerie Edington, GTPM

Tina Korpi, GTPM

Edye Sauter, GTPM

2. Determination of Quorum

With all five board members in attendance, a quorum was established.

3. Call to order 3:00

4. Reading and Approval of the October 19, 2020 Board Meeting Minutes

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

5. Financial Review

a. Review 2020 financials

Demerie reviewed the financials for the year noting that the HOA has \$106,827 in the operating account and \$513,905 in the reserve account. \$355,456 has been collected in dues for 2020 and expenses totaled \$387,321. This amount includes \$165,760 paid to the Master association and \$37,250 being deposited into the reserve account.

b. Delinquent Report

There are currently five owners on the delinquent list – three of whom are only behind by one quarter, one is two quarters behind in dues and the third is three quarters delinquent. These owners are being contacted and sent late letters to try and encourage them to bring their accounts current.

## 6. Old Business

### a. DRC Review

The DRC has been very active in the last several months. There are now three paid architects on the committee as well as a paid landscape architect. There are homeowner volunteers from each of the three parts of the Teton Springs community for a total of 7 members. There are currently 12 homes that have been given final approval and another three that are in the process currently. The DRC has also been spending a lot of time making clarifications and adjustments to the current design guidelines. This is an attempt to clean up the language and make all of the guidelines for each sub-association cohesive and consistent. The DRC is also adding language about vacant lots and landscaping requirements for new construction. All updates should be posted to the website very soon. The DRC will be requiring builders to attend a pre-construction meeting onsite to review the rules and expectations of the building process and there will be bi-monthly site inspections.

## 7. New Business

### a. Master board meeting updates

Tina reviewed the highlights from the Master board meeting that was held yesterday. The board had a presentation from a homeowner about dark sky and downlight throughout Teton Springs. This will likely come before all owners at the annual meeting to be done all at the same time. The Master HOA has purchased 4 speed limits signs and are considering more to be installed around the community. They also purchased 10 mutt mitt stations to be installed around Teton Springs as well. There will be road sealing this summer again. Hunt Construction is planning to seal Cold Springs, Bagley, Kearsley, Flint Ridge, Warm Creek, Riparian and Enclave for a total cost of \$21,972. The HOA cleared the trees around the guard shack and replaced lights in an effort to show more of a presence. Last summer Teton Springs experienced a lot of “outsiders” parking in the community and trespassing. GTPM will work with bike shops and others to alert them that this type of access is not allowed and hopefully by educating them will help reroute people to other areas. There has been an increase of complaints about dogs being off-leash and it was reported to GTPM by a third party that someone was bit and injured by an aggressive dog that was off leash. We have found out that the tenant who owns the dog will be moving out in April.

### b. Trees

There were a number of trees that were removed for being diseased, dead or considered “widow-makers” last summer. There has not been much replanting done in these areas. The board would like to keep the common space looking nice but replacing trees can become tricky or problematic when a large mature tree is taken

down as it is costly to replace it with a similar size. Considerations also need to be taken when it comes to trees being located too close to a home as has been the case in several instances of trees being removed.

c. Future Meeting Date

The Master Board would like to try and hold the Social and annual meetings in person this year. We can always pivot to an online platform as was done last year, but for now we are working with the Club to secure dates. The social is penciled in for July 6<sup>th</sup> and the annual meetings will be held July 7 and 8. The next Cabin board meeting will be on May 11<sup>th</sup> at 4:00.

8. Adjournment 3:45