

**Cabin Homeowner Sub-Association**  
**Board of Directors Meeting**  
**Tuesday, May 11, 2021 @ 4:00 pm MST**  
**Via ZOOM**  
**Meeting Minutes**

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1. Attendance

Bill McIlwaine

Julie Haines

Peggy Lee

Nancy Elliott

Mike Bas

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 4:07

4. Reading and Approval of the February 23, 2021 Board Meeting Minutes

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

5. Financial Review

a. Review financials

Tina reviewed the financials for the year noting that the HOA has \$159,974 in the operating account and \$513,943 in the reserve account. This amount is deposited into an account that is managed by the bank to guarantee that the funds are FDIC insured. \$159,974 has been collected in dues for 2021 to date. Expenses this year total \$98,989. Of this amount, \$38,864 has been paid for snow removal, \$41,440 has been paid for dues to the Master association, and \$9,313 has been deposited into the reserve account.

b. Delinquent Report

There are currently only three accounts that are over one quarter past due. GTPM has been in contact with these owners and will continue their efforts to collect the past due amounts.

6. Old Business

a. DRC Review

Tina provided an update from the DRC. The committee has been extremely busy with 15 new home submissions in the past two months. GTPM has been working with the DRC to revise and update the construction rules since there are potentially 15 homes that will be built this summer. These rules should help contain the properties with more strict fencing and clean up requirements. The DRC is working hard to be sure homes are being designed within the current design guidelines. The cost of construction has increased significantly, and some homeowners are withdrawing their plans as a result.

## 7. New Business

### a. Master board meeting updates

The Master board has ordered 8 electric speed signs for the neighborhood. Additionally, the black and yellow signs are being replaced with black and white speed limit signs. There will be 10 mutt mitt stations being installed throughout Teton Springs. The Master board will also be working through a request from owners to create a more dark-sky friendly HOA by replacing streetlights with downlighting lamps. There have been a lot of comments and questions for homeowners about the Bronze Buffalo Club and the amenities that is no longer offered to homeowners. Tina has asked someone from the Club to attend the annual meetings so answer these questions (including geese removal, cross-country skiing, fishing privileges, security, and weed control) as has been done in the past.

### b. Future Meeting Date

The Teton Springs Social will be held on July 6 from 4-6 pm. The Cabin Annual meeting will be held on July 7<sup>th</sup> at 3:00 pm and the Master annual meeting will be held July 8<sup>th</sup> at 4:00 pm. All of these events will occur in the tent at the Bronze Buffalo Club.

Peggy, Bill and Nancy all have expiring terms and will be up for election at the annual meeting.

## 8. Adjournment