

**Cabin Homeowner Sub-Association  
Board of Directors Meeting  
February 8, 2022 @ 3:00 pm MT  
Via ZOOM**

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1. Attendance
  - Nancy Elliott
  - Julie Haines
  - Bill Macilwaine
  - Mike Bas
  - Tina Korpi, GTPM
  - Edye Sauter, GTPM
2. Determination of Quorum

With four out of the five board members in attendance, a quorum was established.
3. Call to order 3:05 pm
4. Reading and Approval of the November 2, 2022 Board Meeting Minutes

Nancy moved to approve the past meeting minutes. Julie seconded the motion. All voted in favor.
5. Financial Review
  - a. Review 2021 year-to-date financials

Edye reviewed the financials for the year ending 12.31.2021 noting that the HOA has \$164,587 in the operating account and \$533,905 in the reserve account. \$344,027 has been collected in dues for the year. The HOA spent \$368,273 which includes \$37,250 for the reserve deposit and \$165,760 paid to the Master association.
  - b. Delinquent Report

Currently, 10 accounts are one quarter delinquent and 1 that are three plus quarters behind. These accounts will be followed up with for collections. The 1 account that is more than 3 quarters behind has been sent an intent to file a lien letter. Tina will work with the HOA attorney on filing liens.
  - c. Proposed 2022 Budget

There were no proposed changes to the 2022 budget and the dues and expenses are expected to be the same as in 2021. Mike moved to approve the proposed 2022 budget. Julie seconded the motion, and all voted in favor.
6. Old Business
  - a. DRC Review

Edye noted that there are 16 lots under construction and 22 lots in the DRC process. Of the 22 lots in the DRC process, 6 of those lots are in the Cabin sub-association.

Edye mentioned that there are still more submissions coming forward to the DRC process.

7. New Business

a. Future Meeting Dates

Tina discussed the proposed plans to hold the Annual Social and Meeting on June 28-30, 2022 this year. The next Board meeting will be in May and we will send out an email to see what dates work best in everyone's schedule.

b. Other items

~ Tina noted the meeting with the Bronze Buffalo Club is still outstanding and has not happened to discuss fishing, cross-country skiing, security, and horseback riding. The Master Board is looking for competitive bids for replacing the streetlights with downlighting lamps to create a more dark-sky-friendly HOA in 2022. The original estimate has almost doubled in price. Tina reported on the security survey and noted from the information received many owners would like to keep it as is at Teton Springs. GTPM will work with Hunt Construction on getting an estimate on the road sealing and which roads need the repairs for summer 2022.

8. Adjournment 3:40 pm