

Cabin Homeowner Sub-Association
Board of Directors Meeting
Wednesday, May 11, 2022 @ 3:00 pm MT
Via Zoom

1. Attendance

Nancy Elliott

Julie Haines

Bill Macilwaine

Mike Bas

Tina Korpi, GTPM

Edye Sauter, GTPM

Demerie Edington, GTPM

2. Determination of Quorum

With four of five board members in attendance via Zoom, a quorum was established.

3. Call to order at 3:03 pm

4. Reading and Approval of February 8, 2022 Board Meeting Minutes

Bill moved to approve the meeting minutes from 2/8/22. Julie seconded the motion which carried unanimously.

5. Financial Review

a. Review 2022 financials year-to-date

Edye reviewed the financial report through 4/30/22 indicating that there is \$196,841 in the operating account and an additional \$560,666 in the maintenance reserve account. The HOA has collected \$173,320 in revenue and expenses total \$100,271 for the year. Of that amount, \$41,440 has been paid to the Master Association and snow removal totaled \$39,859 which was slightly under budget. \$9,313 has been deposited into the reserve account.

b. Delinquent Report

There is currently one owner that is more than 3 quarters delinquent. A lien has been filed on that account.

6. Old Business

a. DRC Review

Edye and Julie provided a review from the design review committee. Teton Springs continues to be busy with construction and growth. There are currently 16 homes in the review process with the DRC and another 3 that will be presented this month. 20-30 homes are expected to be under construction this year. There are a lot of projects and a lot of moving parts as the construction continues in the Cabin area. The board

expressed concerns about parking and bottlenecks of the narrow roads within the Cabin area. GTPM will continue to monitor and work with owners and contractors to enforce the construction rules.

7. New Business

a. Annual Meeting Discussion

The annual meeting will be held on June 29th with the Teton Springs annual social being held on June 28th and the Master annual meeting on June 30. This annual event will occur in the grassy common area between Moulton and Cluff in the Mountain Meadows neighborhood. Mike Bas' term will be expiring this year.

b. Landscaping and tree removal

The HOA has received multiple requests to remove trees from the Cabin common area for aesthetic reasons as well as for the health of the tree or the vegetation's close proximity to the home. The question is what is the HOA's obligation to remove and replace these trees. Common space is anything outside the footprint of the cabin and the board would like to continue to deal with these requests on a case-by-case basis. GTPM will contact Jake with Wilson Tree Service to schedule a time for him to walk through the community and identify any problematic trees.

8. Other Discussion Items

GTPM has attempted to talk to the Bronze Buffalo to get answers to questions posed by the board but has not been able to secure any response.

9. Adjournment 3:52