



**Cabin Sub Association
Annual Meeting Minutes
Of
The Teton Springs Cabin Sub Association and Executive Board
November 2, 2021
2021 Annual Meeting Minutes**

Call to Order

Tina Korpi from Grand Teton Property Management called the meeting to order at 3:08.

Verification of Proper Notice, Quorum & Proxy

Tina Korpi and Edye Sauter of GTPM verified proper notice was given for this annual meeting. A quorum of 20% of the 148 lots was met with 34 owners were present or by proxy.

Introductions of Executive Board

Tina Korpi introduced herself and Edye Sauter from Grand Teton Property Management as well as the board of directors: Julie Haines, as President, Peggy Lee, Nancy Elliott, and Mike Bas, Bill McIlwaine was not in attendance.

Approval of 2020 Annual Meeting Minutes

Nancy Elliott moved to approve last year's annual meeting minutes. Mike Bas seconded the motion, and all voted in favor.

President's Report

Julie Haines noted the Board is working with Cold Springs Landscaping to trim and remove willow, bushes, and volunteers on the Cabin property. Julie asked if any homeowner has a request for trimming, removal, or non-removal to plant material on their lot to reach out to a Board Member or GTPM. The DRC is starting to see different materials and different designs proposed for Cabin lots. Julie noted the original cabins were built by the developer and now we are seeing customer cabin plans. The DRC is trying to be true to the neighborhood, but some changes will occur.

Treasurer's Report

Tina Korpi reported on the financials for the Cabin Association. Through June 30, 2021, the Cabins HOA has collected \$170,437 in income. There have been \$180,272 paid out in expenses with \$18,625 of that amount going to the Maintenance Reserve Account and \$82,880 going to the Master Association for dues. The current balance in the Maintenance Reserve account is \$513,943 and there is \$175,210 in the operating account. There are currently 4 accounts past due. The members noted this is much better than in the past.

GTPM Report

- ~ This past summer several of the roads were sealed throughout Teton Springs.
- ~ New mailboxes have been installed at the entrance of Teton Springs and we do have mailboxes available if an owner would like to have one.
- ~ Teton Springs is seeing a lot of new construction. Tina noted she has met with the builders and had them sign and acknowledgment that they have received and read the construction rules.
- ~ GTPM would like to remind homeowners to not set their trash cans out early or leave them out after the scheduled Friday pick-up day. Please remember to only set your trash cans outside on trash day to keep the neighborhood looking nice and to deter bears and other wildlife. Also, to keep other attractive items put away like dog food and bird feeders.
- ~ Tina asked that we be nice to the service providers in Teton Springs for snow removal and lawn care. They do a good job and it would be difficult to replace them.
- ~ The Master Board will be putting out a survey to gather input on seeing a presence or security, gates, surveillance for the entry of Teton Springs. Tina said it would be helpful to hear from everyone so please respond to the survey.

Old Business

The Master Board has approved replacing the street lights with dark sky-friendly lighting. This will take place in the summer of 2022.

Election

There are three board seats available for election this year. The biographies for the nominees and election ballot are in the meeting packet. Please submit the ballots by email to Edye by noon on November 3, 2021. The Board of Directors election resulted in a tie. Patrick Newsome and Nancey Elliott. A runoff election ballot was sent out on November 16, 2021. Patrick Newsome withdrew from the election as his family has a baby on the way.

Board of Directors

Julie Haine, term expires in 2023

Mike Bas, term expires in 2022

Peggy Lee, term expires in 2024

Bill Macilwaine, term expires in 2024

Nancy Elliott, term expires in 2024

Adjournment 3:32