



**Cabin Sub Association
Annual Meeting Minutes
Of
The Teton Springs Cabin Sub Association and Executive Board
June 29, 2022
2022 Annual Meeting Minutes**

Call to Order

Tina Korpi from Grand Teton Property Management called the meeting to order at 3:06.

Verification of Proper Notice, Quorum & Proxy

Tina Korpi, Demerie Edington 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 51 owners present or by proxy.

Introductions of Executive Board

Tina Korpi introduced herself, Demerie Edington and Edye Sauter from Grand Teton Property Management. The board of directors introduced themselves to those in attendance: Julie Haines, as President, Nancy Elliot, and Mike Bas; board members Bill McIlwaine and Peggy Lee were not in attendance.

Approval of 2021 Annual Meeting Minutes

Dwight Pearce 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 HOA is in good shape with no significant collections issues. She noted that a tree survey was conducted in the past and will be done again this summer as well. A lot of trees came down in the last windstorm, but we will be looking for trees that have issues with their roots, disease, being too close to the homes, etc. Julie asked if any homeowner has a request for trimming and/or removal of plant material on their lot to reach out to a Board Member or GTPM. Julie asked that if you have any exterior changes to make to your home or the landscaping that you present those to GTPM for DRC review.

Treasurer's Report

Demerie Edington reported on the financials for the Cabin Association. Through June 30, 2022, the Cabins HOA has collected \$171,514 in income. There have been \$185,591 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. Snow removal for the year totaled \$40,159 which was under budget. The current balance in the Maintenance Reserve account is \$570,007 and there is \$91,261 in the operating account. Reserve funds are fully protected in a CEDRS account through the Bank of Jackson Hole.

There is currently 1 account that is 3+ quarters behind in dues, but contact has been made and payment in full is expected soon. There are 7 other accounts that are one-quarter past due.

GTPM Report

~ Thank you to those who attended the Teton Springs Annual Social. The new location worked well and plans next year will include a larger tent to accommodate more people. We would ask that you please attend the Master annual meeting on June 30 at 4:00 pm.

~ Welcome back to Demerie Edington who, after a year away, has returned and is working remotely for GTPM and the Teton Springs HOA.

~ Edye Sauter noted that there are currently 45 new construction plans that are in the application process with the Design Review Committee. 20 homes are under construction and 25 are in the DRC process currently (13 from the Cabin HOA).

There are another 7 lots waiting to break ground this year. The DRC application has been revamped and the DRC fees have increased as additional experts have been added to the Design Review Committee. The DRC expects compliance and would ask that those presenting plans to the DRC to come fully prepared. It is collaborative effort.

~ This past summer Springs Parkway and Hastings were sealed and crack sealing was done throughout the community.

~ 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. Brett Marcum does an excellent job at the landscaping and snow removal for the Cabins. He is very responsive and we receive excellent comments and feedback about his work.

~ Cabins need to be restained every 8-10 years. Please keep up with the maintenance of your home.

New Business

There were numerous comments about the ATVs and horses being used by the Bronze Buffalo Ranch. If an ATV is registered and street legal, the governing documents allow for its use on the roads of Teton Springs. The HOA does own the roads. The CC&Rs ask that people clean up after their pets; including horses. Julie voiced her concerns about the HOA not being indemnified and protected by the Club for their commercial activities on HOA property.

Election

There is one board seat available for election this year. Mike Bas is willing to rerun for his seat and no other candidate was nominated or volunteered. In a voice vote, Mike was reelected by all in attendance.

Board of Directors

Julie Haines, term expires in 2023

Mike Bas, term expires in 2025

Peggy Lee, term expires in 2024

Bill Macilwaine, term expires in 2024

Nancy Elliott, term expires in 2024

Adjournment 3:43