

**Cabin Homeowner Sub-Association
Board of Directors Meeting Minutes
Monday, May 22, 2023 @ 3:00 pm MT
Via Zoom**

1. Attendance

Nancy Elliott

Tina Korpi, GTPM

Julie Haines

Edye Sauter, GTPM

Bill Macilwaine

Demerie Edington, GTPM

Mike Bas

Peggy Lee

Jim Wunsch, Master Board President

2. Determination of Quorum

With all five board members in attendance, a quorum was established.

3. Call to Order 3:01

4. Reading and Approval of Board Meeting Minutes

Mike moved to approve the past meeting minutes from February 21, 2023 and March 27, 2023. Bill seconded the motion which carried unanimously.

5. Financial Review

a. Year-to-Date Financials

Demerie reviewed the financials through 4/30/23. The HOA has collected \$170,043 in income so far this year and expenses total \$104,573. These expenses include \$9,313 being deposited into the maintenance reserve account. She noted that the HOA was under budget for snow removal, spending \$44,436 of the \$49,500 that was budgeted. There is currently \$112,039 in the operating account and \$601,281 in the reserve account.

The HOA is still in the process of moving \$500,000 into an investment account consisting of T-Bills or FDIC insured CDs on a 3-6-9-12 month ladder with US Bank. The board has requested that GTPM provide the bank with instructions that Bill, Julie and Nancy are the signers on the account. They would further like the bank to know that moving any funds from the account will require a signature and any such funds be made payable to the Cabin HOA and mailed directly to Grand Teton Property Management for disbursement. GTPM will notify the board about any transfer of funds. There are to be no checks or ATM cards for this account. GTPM will update the bank if any of the signers are no longer on the board due to moving or elections, and will provide replacement information for any new signer on the account.

b. Delinquent Report

There are currently four owners that are 2 or more quarters past due. GTPM will be requesting that a lien be placed on one owner who has not made a payment since November of 2022.

6. Old Business

a. Landscape Requests

Cold Springs Irrigation would like permission to refresh all of the bark at the developed cabins. The last time this was done was three years ago at a cost of \$16,690. Brett estimates the price for this work will be \$20,000. The board voted to approve this.

Wilson Tree will be walking the property at the end of May and invited any interested board members to walk with them. Julie, Mike and Nancy are all interested. GTPM will notify Wilson tree and have them send a date and time for the tree walk.

b. DRC Review

The design review process has been very busy and does not show signs of slowing down. DRC has placed a 45-day hiatus on any approvals of cabins in light of the need for the DRC and board to reach a consensus on how they want to proceed on the “Cabin in the Woods” concepts.

7. New Business

a. Cabin Design Guidelines

Dawn Smith, the chair of the DRC, has been very present in the meetings as well as on site with the builders to make sure the guidelines and approvals are being done according to plan. There have been a few issues with people not building within the required amount of time (6 months) and are now finding that County guidelines are changing and are being more enforced causing people to have to resubmit plans with modifications. The changes include the roof overhangs, as the county will not allow them to be over the building footprint.

The DRC is seeing many requests for variances and using creative freedom where the guidelines are vague. The DRC would like to have something more firm and concrete in place and wants the feedback from the board. Some notable points of contention are in regard to the logs/log siding/timber materials used on the exterior, the colors palette that is allowed and roofing materials. With more submissions of “Mountain Modern” designs and walls of windows, the DRC needs clarity. The board will meet next week to discuss this in more detail, but based on the initial discussion, they would like to keep the look and feel of the cabins to be maintained. They do not want much, if any, variation in what has been the norm within the Cabin community, and would like to keep things the same.

8. Other Discussion Items

a. Discuss Agenda for Annual Meeting

The annual meeting and social will be held in the same location as last year, in the green space of Mountain Meadows. This will only change if the ground is too wet to put the tent and chairs on the grass. If the location needs to be changed, GTPM will send out notice to all owners about the new location.

Julie's seat will be up for election and the board would like to be sure they are discussing the DRC changes to the design guidelines.

9. Adjournment 4:10