

**Cabin Homeowner Sub-Association  
Board of Directors Meeting Minutes  
Monday, May 31, 2023 @ 3:00 pm MT  
Via Zoom**

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1. Attendance

Nancy Elliott

Tina Korpi, GTPM

Julie Haines

Edye Sauter, GTPM

Bill Macilwaine

Demerie Edington, GTPM

Mike Bas

Peggy Lee

Dawn Smith, DRC Chair

2. Determination of Quorum

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

3. Call to Order 3:03

4. Cabin Design Guidelines

Dawn Smith, the chair of the DRC, attended the meeting noting that 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 about several specific issues. As with the other homes in Teton Springs, the desire for light (cream, white, light grey stone) also exists in the cabin designs. The recent submissions pending final review have horizontal siding, not log and have light colored stone.

Currently, existing Cabins have the following characteristics:

- Existing cabins have log siding with and without chinking and shingle siding in the gables, on bump outs and in recessed walls.
- Stone in darker browns is placed on the base of the building, at the base of porch and deck pillars, on fireplace chimneys and sometimes around the garage door,
- One cabin on Bannock has board and batten in the gables with red windows.
- The cabins on Warm Creek at 59, 61, 63 and 65 have vertical siding on the second level.
- All cabins are a dark brown color palette.

a. Siding

The board discussed the siding options and determined that they would like the guidelines to require log siding, (full, half or d log) and chinking. Horizontal

siding may be used if it is a minimum of 10 inches in width, 1 inch -in thickness and has a natural, raw, hand hewn or waney edge and is used with chinking.

b. Secondary Siding

After discussion, the board agreed that the secondary siding shall be permitted in gables, bump outs, recessed walls and second level of structure. This siding shall be limited to what currently exists in the current cabins.

c. Stone Placement

Stone must be placed on the base of the structure and fireplaces/chimneys. It may not be placed on second level walls, entry ways, bump outs, recessed walls.

d. Color Palette

A medium to dark brown palette must be used for all exterior materials including but not limited to, siding, stone, facia, soffit, railings and stairs. Whites, creams, light greys and other light colors are not permitted. The board would not like the colors of any home materials to be any lighter than the home under construction at 11 Blackfoot Trail.

e. Windows

Dawn will draw up language and share photos about what percentage of the home may be glass in an effort to limit the glazing on homes in the Cabins.

f. Balconies, Decks and Patios

Per the supplemental CCR, balconies, decks and patios can extend 6 feet into common area. This is the only feature that is approved for extended outside the property boundary. The question to the board is whether they want to limit how many sides of the home can include an extended deck, balcony and patio. It is unclear if Teton County will require these to be uncovered in order to extend over the property line.

5. Adjournment 4:00