

Cabin Homeowner Sub-Association
Board of Directors Meeting
Tuesday, November 7, 2023 @ 3:00 pm MT
Via Zoom

1. Attendance

Julie Haines	Edye Sauter, GTPM
Bill Macilwaine	Demerie Edington, GTPM
Mike Bas	Tina Korpi, GTPM
Peggy Lee	Rob Bacani, GTPM

Dawn Smith, DRC Chair

2. Determination of Quorum

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

3. Call to Order 3:00

4. Election of Officers

Bill moved to elect the following slate: Julie, President; Bill, Vice President; Mike, Treasurer; Peggy, Secretary. Peggy seconded the motion, which passed unanimously.

5. Reading and Approval of Board Meeting Minutes

Mike moved to approve the meeting minutes from May 22, 2023 and. May 31, 2023. Bill seconded the motion, which passed unanimously.

6. Financial Review

a. Year-to-Date Financials

Demerie reviewed the 2023 financials through the end of October. She noted that the HOA has collected \$359,546 in dues and late fees. Expenses have totaled \$363,928. This amount includes \$18,625 in deposits to the reserve account, and \$124,320 for master dues. The expenses for landscape maintenance has exceeded the budget due to the approximately \$20,000 in tree removal that was done over the summer. This amount also includes \$20,000 in mulch replacement. The HOA did spend \$13,835 from the reserve account for the driveway sealing done over the summer. The operating account currently has a balance of \$66,664. The reserve account balance is \$50,929. There is \$500,000 in the wealth management accounts. There are currently two accounts that are 2 quarters past due, but all other accounts are current.

b. 2024 Budget

There are no recommended changes to the 2024 budget. The board would like to see the tree removal broken out under the landscape maintenance category. Bill moved to approve the proposed 2024 budget. Peggy seconded the motion which passed unanimously.

c. Discuss Investment Account and online options

Rob from GTPM noted that the \$500,000 was split into four t-bills which will expire on a revolving basis. These accounts should yield 5% in interest. While the interest will be taxed federally, they are state tax exempt. The board agreed that there is no need for online access to these accounts, as they will likely be reinvested when they mature.

7. Old Business

a. Landscape Requests

Bill has requested that a clump of volunteer aspens in the common area behind his home be removed. He has reached out to the property owners of the adjacent lot, but has not heard back from them. GTPM will work with Bill to connect with those owners to let them know about the removal request.

b. DRC Review

There are a handful of cabin owners who have created issues with compliance with the design guidelines and construction rules. These have been handed over to the HOA attorney to address.

Nancy was unable to attend the meeting but emailed her questions pasted below with the responses:

**Did the Master HOA adopt the Cabin HOA guidelines for cabin designs? YES*

**How are the new cabin guidelines working for the DRC? We have not reviewed a submission for new construction since the update guidelines.*

**What became of the big metal moose on HOA land in front of the Lodge home on Enclave? The moose was removed.*

**What's the update on the property line dispute that is delaying building at 54 Warm Creek? The County issued a stop work order.*

**Is Matt (Follett?) still in compliance on Blackfoot? Is the pond integrity still intact? This has been given to the HOA attorney.*

c. Cabin Design Guidelines

Dawn Smith, the chair for the DRC attended the meeting to review the changes that are being proposed for the Cabin design guidelines. These changes have come in light of recent issues that have presented themselves over the course of construction. One of these includes the building projections. Due to Teton County regulations,

there cannot be any projections over a property line. Therefore, The DRC is recommending that this allowance be removed from the design guidelines to be in line with county rules. The DRC also would like to refine the siding requirements to clarify that the face of the exterior timbers must be a minimum of 10” in width (excluding beveled edges) with 1- ½” thickness of chinking between the boards. The DRC is also suggesting that the color requirements be further defined to prohibit the use of gray, charcoal and black in the cabins.

8. New Business

9. Other Discussion Items

Demerie noted that the Dark Sky Lighting work is still in process for the entire community. A new light fixture has been installed as a test, but the Master board found it to be very bright. A second fixture has been ordered to create a softer light. The downlighting is an improvement over the current lights that shine up and out.

10. Adjournment 4:22