



Cabin Sub Association

Annual Meeting of

The Teton Springs Cabin Sub Association and Executive Board

2023 Annual Meeting Minutes

Call to Order

Demerie Edington from Grand Teton Property Management called the meeting to order at 12:41

Verification of Proper Notice, Quorum & Proxy

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 38 owners present or by proxy.

Introductions of Executive Board

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

Approval of 2022 Annual Meeting Minutes

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

Treasurer's Report

Demerie Edington reported on the financials for the Cabin Association. Through May 31, 2023, the Cabins HOA has collected \$169,104 in income. There have been \$106,581 paid out in expenses with \$9,313 of that amount going to the Maintenance Reserve Account and \$41,440 going to the Master Association for dues. Snow removal for the year totaled \$44,436 which was under budget. \$13,835 was spent from the reserve account for driveway sealing. The current balance in the Maintenance Reserve account is \$602,237 and there is \$66,036 in the operating account. Reserve funds are fully protected in US Bank Investment account with a 3-6-9-12 month ladder. These funds are earning 5% interest. There are currently 4 accounts that are 2 quarters behind in dues.

Bronze Buffalo Ranch Report

The Bronze Buffalo Ranch was invited to attend this meeting to provide an update and answer questions from homeowners. They were not in attendance.

GTPM Report

~ Edye Sauter from GTPM reported on the DRC noting it was a very busy committee over the past year. There are currently 22 lots under construction with two more getting ready to break ground. Any change to the exterior of your home needs to be reviewed including decks, railing, staining and changes to your landscaping. The DRC meets on the 3rd Wednesday of every month and requires all submissions be sent to Edye no later than by the 2nd Wednesday of the month to be included on the agenda. It is recommended that owners attend these meetings with their builders/architects. The DRC has spent a lot of time revising the design guidelines and completing a checklist that must be submitted with every application. These guidelines have clarified and defined "like and kind" as it relates to colors, materials and design of the cabins. DRC Chair Dawn Smith has been visiting construction sites regularly to conduct inspections and enforce the construction rules and be sure that builders are constructing only what has been approved.

~ Wilson Tree Service has been hired to removed diseased, infested and dead trees from the Cabin open space. These trees are marked with ribbon and the work is beginning this week.

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

~ This past summer all of the Cabin driveways were sealed. Rammell Road, Moulton Road, and Berger Lane were also sealed and crack repairs and sealing was done throughout the community. In the future, we would like to remind owners NOT to run their irrigation systems on the days that the roads are being sealed. It negates the effects of the seal coating and makes a mess on the roadways.

~ 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.

Old Business

Please remember not to park on the grass. Additionally, the Forest Service Access Road is maintained by the Bronze Buffalo Club and is for public access.

New Business

The goal for the tree removal is to take care of the trees that are the “worst” first. The board is budgeting for this every year in the hopes that once these diseased and dead trees that have been dubbed “widow makers” as well as those trees growing too close to the homes have been removed, that only basic maintenance will be needed in the years following.

Election

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

Board of Directors

Julie Haines, term expires in 2026

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 1:17