



Cabin Sub Association

Notice of Annual Meeting of The Teton Springs Cabin Sub Association and Executive Board June 25, 2026

2026 Annual Meeting Minutes

Call to Order

Tina Korpi from Grand Teton Property Management called the meeting to order at 2:04

Verification of Proper Notice, Quorum and Proxy

Demerie Edington of GTPM verified that proper notice was given for this annual meeting. A quorum of 20% of the 148 lots was met with 53 owners present or by proxy.

Introductions of Executive Board

Tina Korpi introduced herself, Demerie Edington and Edye Sauter from Grand Teton Property Management, and the current executive board: Julie Haines, Board President, Nancy Elliott, Vice President. Mike Bas, Treasurer, Peggy Lee, Director, and Bill McIlwaine, Secretary, who was not in attendance.

Approval of 2025 Annual Meeting Minutes

Susan Morris moved to approve last year's annual meeting minutes. Cory Hanks seconded the motion, which passed unanimously.

President's Report

Julie Haines announced that everything is going well in the Cabin HOA. She emphasized that the most impactful work the board has been doing is the annual tree survey. Several members of the board walk the neighborhood with Wilson Tree Service and Brett Marcum, the HOA Landscaper. They note trees that are diseased, at risk of falling or damaging homes, or are otherwise problematic. These are reviewed for removal, replacement, and/or to keep an eye on. Julie thanked Nancy Elliott for taking the lead in those efforts and asked people who had any concerns about trees or landscaping to reach out.

Meade Wilson noted that there is a tree on 33 Blackfoot that is very close to her home.

Dwight Pearce said there are too many trees in one location at his house on 46 Blackfoot, and they are choking each other out.

Chuck Waters asked why Cabin is separate from the Master. Tina explained that the Cabin HOA has property lines, not building envelopes, and that is how the sub-association was designed and platted. The Cabins have different rules and governing documents specific to that neighborhood.

Treasurer's Report

Demerie Edington from GTPM provided the treasurer's report, noting that there is \$21,746 in the operating account, \$611,434 in the wealth management account (which is invested in T-Bills) and \$41,369 in the maintenance reserve account. The Cabin HOA has collected \$177,934 in income and has \$152,384 in expenses so far this year. There are 145 of 148 accounts that are current, and the other 3 are only 1 quarter behind for a delinquency amount totaling \$2,253.00.

GTPM Report

Edye Sauter from GTPM provided a DRC report noting that there are currently 7 homes that have just finished construction and are waiting for final inspection. There are 15 homes in the construction process and 12 going through DRC review currently. One of those homes is in the Cabins, one is in Mountain Meadows, and the other 10 are in the

Master community. As a reminder, the DRC meets on the 3rd Wednesday of each month. In order to be included on the agenda, all materials and requests must be submitted to Edye by the 2nd Wednesday of the month.

Dwight Pearch asked about motorized vehicles behind his home. Tina Korpi said that it is something that would be very difficult to police. Cory Hanks from the Bronze Buffalo Club is happy to post signs at both ends of the trail to try and discourage people from riding back there.

Tina discussed what would happen in the event of a wildfire in the area. GTPM will be passing along information to all owners as it becomes available to us. GTPM will communicate and share where homeowners can get details about fires, evacuation, and updates.

Bronze Buffalo Ranch Report

Tina Korpi thanked Cory Hanks from the Bronze Buffalo Club and expressed her appreciation for the cooperative efforts the Club is making with the HOA. Cory will provide a detailed report at the Master meeting later today, but did want to request that if your property is adjacent to the golf course, you please not cut, mow, pave, or otherwise make a path through the native grasses to the course.

New Business

Peggy Lee inquired about what people are doing about the Flicker Birds. They are like woodpeckers but are putting holes in the cabins and creating serious damage. Mike Potts said his contractor put glue around his chimney, which seemed to help. Other owners asked if a wooden bird box placed away from the cabin would help. People are encouraged not to have bird feeders or put any food out that may attract birds or other animals to the neighborhood.

Election

Julie's term is expiring. She is willing to run for another term unless someone else is interested. With no other volunteers or nominations, Dwight Pearce moved to reelect Julie Haines to another term. Mike Potts seconded the motion, which passed unanimously.

Adjournment 2:45