

Cabin Homeowner Sub-Association
Board of Directors Meeting
Thursday, February 19, 2026 ~ 4:00 pm MT
Zoom Minutes

1. Attendance
Julie Haines
Nancy Elliott
Mike Bas
Bill MacIlwaine
Demerie Edington, GTPM
2. Determination of Quorum
With four of five board members in attendance, a quorum was established.
3. Call to Order 4:11
4. Reading and Approval of Board Meeting Minutes from 10.20.25
Nancy moved to approve the meeting minutes from October 20, 2025. Julie seconded the motion, which passed unanimously.
5. Financial Review
 - a. Delinquent Account Review
There is one owner who is over 2 quarters delinquent. A lien has been filed on this property, and they continue to accrue \$50 monthly late fees.
 - b. 2025 Year-End Financial Report
Demerie reviewed the 2025 financial report, noting the HOA had \$375,532 in income over the year and spent \$389,836 in expenses. The balance in the operating account is \$35,205. The maintenance reserve account balance is \$49,102. The wealth management account balance is \$601,896.
6. Old Business
 - a. DRC Update
Julie informed the board that the DRC received a pre-submission application for a new home to be built on Blackfoot Trail. Construction has been ongoing through the winter due to the mild weather. The DRC has a new homeowner volunteer from the Mountain Meadows neighborhood. Dana Meiter is a full-time resident and was appointed by the Master board to replace Dave Resing.
7. New Business
 - a. Update from Master Meeting
The Master board discussed mailboxes at their meeting last week. While there is work to be done by the Post Office, there is an improvement. It would

be helpful if they all put notices in people's boxes that they have a package in the guard shed, but they don't all do this. The Master board is also considering adding additional mailboxes throughout the community (i.e. in each sub-association) as space and accessibility allow. They will explore locations and options in the coming months and make sure the post office is still agreeable to these additions in an effort to organize the boxes and mail pickup.

8. Other Discussion Items

~ Nancy would like the spring cleanup letter to be sent in April. This letter will remind owners to look in their yards and notify GTPM if they need a refresh to their landscape (such as tree and bush trimming, yard damage from voles, etc.). She will do the tree walk again this spring with Julie, Mike, and Wilson Tree Service. They will keep an eye out for any yards that may need special attention this spring/summer.

~ Demerie confirmed that the amendment effort from last summer to combine two lots on Rammell Road was successful. The owners will go to the County to replat the lots. They have not yet submitted plans to the DRC to build.

~ The board would like to change their Q2 board meeting to May 14th. Demerie will send an updated calendar notice about that. The annual events will all be held in the tent behind the Bronze Buffalo.

The annual social will be held on Tuesday, June 23 at 4:00 pm.

The Cabin annual meeting is scheduled for Thursday, June 25th at 2:00

The Master annual meeting is scheduled for Thursday, June 25th at 4:00

9. Adjournment 4:39