

Cabin Homeowner Sub-Association
Board of Directors Meeting
Monday, October 20, 2025 @ 4:00 pm MT
Zoom

1. Attendance 4:01

Julie Haines

Nancy Elliott

Mike Bas

Bill MacIlwaine

Peggy Lee

Demerie Edington, GTPM

Edye Sauter, GTPM

2. Determination of Quorum

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

3. Election of Officers

Nancy moved to elect the following directors to office:

President – Julie

Vice President – Nancy

Treasurer – Mike

Secretary – Bill

Director at Large – Peggy

Mike seconded the motion, which passed unanimously.

4. Reading and Approval of Board Meeting Minutes from 5.19.25

Julie moved to approve the meeting minutes from May 19, 2025. Peggy seconded the motion, which passed unanimously.

5. Financial Review

a. Delinquent Account Review

Demerie reviewed the current delinquent accounts. There is one homeowner who will have a lien filed at the end of the month if payment is not made.

Their last payment for their undeveloped lot was on January 15, 2025. There are currently 5 other owners who have not paid the 3rd quarter dues.

b. 2025 Financial Report

The HOA has collected \$296,455 in dues and interest. The interest earned so far in the first 3 quarters is \$20,730. \$286,154 has been spent. The noxious weed expenses include \$6,983 of tree spraying; this line item is over budget as is irrigation maintenance and taxes. Both federal and state quarterly tax

payments have been made in 2025, per the recommendation of the CPA. The balance in the operating account is \$26,352. The maintenance reserve account balance is \$49,102. The wealth management account balance is \$598,361. Bill confirmed that we have gone through a full year cycle and the ladder is in good shape. Nancy will be signing the documents to allow Rob to have online access to the account.

c. 2026 Proposed Budget

We have included the estimated tree work, based on a proposal from Wilson Tree Service, in the 2026 budget. Otherwise, there were no changes from the 2025 budget for next year. Dues will remain the same. Julie moved to approve the 2026 budget. Mike seconded the motion, which passed unanimously.

6. Old Business

a. DRC Update

Edye stated that there has been an inquiry for a new cabin to be built. She is expecting it to be presented to the DRC in the coming months.

7. New Business

a. Update from Master Meeting

The Master board has discussed the issues of package overcrowding at the mailbox clusters. 3 new parcel boxes have been ordered and will be installed in the next few weeks. The board also discussed using the guard shack as a temporary place to store larger packages and looking into installing additional mailbox clusters in the neighborhoods.

The Master HOA will be hosting another winter social this year. It will be held at the club on Monday, December 29th. More information will be shared with all owners.

8. Other Discussion Items

The board brought up several compliance issues, including homes that put their trash cans out early, homes that have bright interior lights, homes that need to be stained, and hunters parking in the pull-out area of the forest service access road. GTPM will address that last matter with the club, as that is "Golfland". The board was reminded that if there is something in violation of the rules, to send a photo with the address to Edye and Demerie so it can be addressed with the owners directly. Demerie reminded the board that there is little that the HOA can do about the interior of people's homes.

9. Adjournment 4:56

The next board meeting will be held on February 9th at 4:00 pm.