

2023 RRR Cabin Sub-Association Annual Meeting
September 19, 2023

Attendees in Person:

Jennifer & Lars Magnusson (5)

Attendees – ZOOM

Kristy Brehm

Dean Ingram (2)

Robert Stevenson (2)

Bill Davis

Meeting Called to Order at 1:02 pm MST, by Lars Magnusson, President

Quorum was established, 11 owners present.

Introduction of Board of Directors

- Lars Magnusson
- Bob Stevenson
- Murry Roberts

President's Report

1. River Rim Ranch and in particular the cabins dealt with several challenging issues this year. A detailed River Rim Ranch Cabin Association Report and the associated repair/equipment invoices was sent to all cabin owners by Grand Teton Property Management.
 - The Western Pump was out of commission for one month. We were only using the Eastern Pump. For a time both pumps were down, resulting in no water to the cabins for one day. Obtaining parts, access to RRR with the roads closed and the availability of qualified technicians added to the problem. The casings have also been replaced which were rusted and failing. That repair item results in eliminating the iron stains commonly found in the toilets of all of the cabins.
 - Currently the pump house contains both pumps. One pump runs all the time. Based on the occupancy in the cabins and increased water usage, the second pump kicks into support the demand. Alan Wilder, the contractor we have hired to monitor both the water and sewer systems for the RRR Cabin Assoc. Allan has done a fantastic job in helping us manage all the repairs this winter, as well as monitoring our systems.
 - To extend the life of both pumps, Allan has recommended that we purchase and install a switchboard that will toggle usage back and forth between the two pumps. This system is now required by the

State of Idaho on all newly installed pump systems. Cost estimate is \$4,000.00

- Lawn Care – The Cabin Assoc. is still responsible for the sprinkler systems and fertilizing of each property. Individual homeowners are responsible for cutting their own lawns.
- Snow Removal – Individual homeowners are responsible for the snow removal in their respective driveways.
- The Cabin Assoc. did the best job possible to cover the mounting expenses for equipment and repairs to the pumps. Unfortunately, it became evident that there would be a shortfall of funds. The difficult decision was made to issue an assessment to each cabin/cabin lot owner. Lars thanked the cabin owners for their understanding and for paying the assessment.
- Lars offered his appreciation to Allan Wilder for his expertise, endless help, and patience through what was clearly a very difficult situation.
- The last water report from the state was good and our water is all within acceptable standards.

Financial Report

- 1) Lars presented the Treasurer's Report. The bank statement balance to date is approximately \$15,000.00.
- 2) The 2024 Budget was presented and discussed.

Approval of 2024 Cabin Sub-Association Budget

Jennifer motioned to approve.

Bob second the motion.

Budget was approved.

Election of Three (3) New Directors

Introduction of Candidates

- DeDe Davis
- Dean Ingram
- Lars Magnusson
- Robert Stevenson

Ballots and proxies were collected and Jennifer tallied the votes. Ballots/proxies will be retained for 10 days and then disposed in accordance with CCR Voting Guidelines.

Election Results – New Directors with a one year term each:

- Lars Magnusson
- Dean Ingram

- Robert Stevenson

Other Business

- 1) Lars shared that a committee tasked with obtaining new signage within all areas of RRR was suggested and formed in the preceding Owners Assoc. Annual Meeting. Lars encouraged the inclusion of a representative of the Cabin Assoc. on the newly formed Signage Committee. Bob Stevenson volunteered to be on the committee.
- 2) Dean shared the challenges he experienced dealing with a new ruling by Teton County that now prohibits any architectural component of a home/cabin to extend over the building envelope. This includes, but is not limited to eaves, gutters, decks, driveways. Kristy said that the County had not advised the Design Review Committee with this crucial and far-reaching ruling. She has had meetings with the County regarding the interpretation and implementation of this controversial new ruling. Unfortunately, the change mid plans, resulted in substantial costs to Dean. Kristy will reach out to the realtors with current listings for cabin sites to advise of this new ruling.

Jennifer moved to adjourn.

Bob seconded the motion.

Meeting was adjourned at 1:46 pm MST

Respectfully submitted by Kristy Brehm, Secretary RRR Owner's Association