

Back Country Cabins Homeowners Association
Annual Meeting
August 4, 2012

The Annual Meeting of Back Country Cabins was held August 4, 2012 onsite. Directors present: Pete Campbell, Mara Kaiser and Joel Pins. Representing Wilderndest was Pat Miller, Community Association Manager. Owners present were: Michael Barsch, Andrea Barsch, Matthew Kaiser, Nicole Ries-Pins, and Tiffany Serell. Represented by proxy was Craig Howe.

CALL TO ORDER

The meeting was called to order at 6:45 PM. Pursuit to the Bylaws, the representation of 51% (4 units) is required to constitute a quorum. The owners noted above fulfilled said requirement.

APPROVAL OF MINUTES

The March 3, 2012, Organizational Minutes were provided for review.

RESOLUTION: Upon motion made, duly seconded and passed unanimously, the Minutes of the Organizational Meeting of March 3, 2012 were approved.

MANAGEMENT REPORT

It was reported that:

- Security checks and trash walks are occurring weekly.
- Watering of trees and flower planters is being done daily. Fertilizer sticks were placed around the two trees that are struggling. It was noted that one tree will not make it.
- It was reported that Geovanni Hercules will be leaving as Property Manager and will be replaced by Sean Creasman. Owners expressed that they were sorry Geovanni would be leaving.

FINANCIAL REPORT

It was noted:

- As of June 30, 2012 the Operating Account had a balance of \$948.27.69 and the Reserve Account had a balance of \$2,528.37. Accounts payable were \$88.45. Due from Operating to Reserve is \$1,800.
- Loans from Reserve to the Operating Account are being used during the six most expensive months. It is planned to repay the Reserve during the six least expensive months.
- At the October 4, 2012 Board Meeting, the Board will evaluate the financial status of the Association and determine if an increase in dues is necessary. The Board will study the Tsheets for the year to determine if it is more feasible to stay with the flat rate for property management or change to an hourly rate.

Old Business

Community Hot Tub

- A community hot tub was discussed.
- Concerns expressed were: cost of maintenance, affect on insurance rate, higher dues, higher dues effect on resale, and securing the hot tub.
- It was decided to research these concerns and put off a decision until next year.

New Business

Plowing Contract

- Aichholz will be contacted to determine if they will keep their bid at the rate of last year's contract.
- Owners requested that Wildernest bid on snowplowing. This bid must also include once a month snow removal is needed.

Individual Shoveling Contract

- WPM has a contract that owners who need there decks shoveled can sign. The rate was \$30/hour last year.
- Please email the Community Association Manager if you would like a shoveling contract.

Trees/Plants/Watering

- Trees and plants are being watered daily.
- Owners would like the dead tree replaced. It was suggested that it be replaced with three Aspens instead of the Spruce. A Board Member will look into the price for three Aspens.
- The landscape company that put in the original trees will replace the tree at cost and no charge for installation.

Building Maintenance

- It was noted some areas on the decks and around the property already need painting.
- The cabins are still under the one year warranty. Campbell Construction will do a walkthrough inspection and identified areas will be caulked and painted.

Flower Planters

- Some owners have put plants/flowers in their planters.
- Since it is so late in the summer this issue will be addressed next summer.
- Bids to do the planters will be attained in May and presented to the owners.

Deck Furniture

- Deck furniture for the common area was discussed. Several types of deck furniture/picnic tables were included in the Annual Packet.
- It was decided that a picnic table will be purchased and the cost covered by the six owners.

Storage and Common Deck Security

- It was reported that children from Frisco were caught on the deck and walking out on the solar panels. Owners are concerned about safety, liability and damage.
- A Board member presented the costs for installing a gate at the bottom of the stairs. The gate would not really be able to prevent children from getting on the deck and would be costly to install.
- The owners decided to place a “No Trespassing” sign at the bottom of the stairs.
- Owners requested that the Community Association Manager look into liability issues of the common deck.

Garbage and Recycling

- It was reported that garbage was being picked up every two weeks and recycling every week.
- Owners reported that the garbage dumpster never gets close to filling up and often the recycling tote is overflowing.
- Owners requested that the Community Association Manager consult Waste Management for options to meet the HOAs needs and possibly save money.

Garage Addition/Architectural Guidelines

- An owner presented plans/drawing of a garage he would like build in his parking area. He noted that it would enhance the value of his cabin and that it would not hurt the overall value of the other cabins.
- An owner was concerned that it would be attached to his cabin and thus his cabin would no longer be a free standing structure. He was concerned with the noise of the other owner when leaving or returning as the existing garage doors are not quiet. He noted it would also obstruct his view and shut out the light to his unit from three windows.
- An owner who could potentially have a garage attached to her cabin if this request was approved shared the same concerns.
- It was noted that carports for Cabins A and B had been approved during the declarant control period. This approval is contingent on HOA approval of the plans and the design must be the same as the existing carports.
- Concern was expressed by owners that building these carports one at a time would impact the appearance of the back of the development in a negative way.

- The carport agreement was reviewed and it was determined owners of Cabins A & B have a right to build carports with HOA approval of plans and the design meeting the requirement to be the same as existing carports.

RESOLUTION: Upon a motion made, duly seconded and passed 4 to 2, the Homeowners Association of Back Country Cabins will preserve the integrity of the free standing structures and maintain that there are no common party walls; and there will be no further development on the limited common areas, with the exception of the carports approved during declarant control. It was noted that items previously approved by the bylaws such as fences and hot tubs will continue to be allowed in the LCE. An owner with no rooftop deck was told this development restriction would not prevent building of a rooftop deck if so desired.

Annual Meeting Date for 2012/Dates for Board Meetings

- The Annual Meeting will be held August 3, 2013.
- A Board Meeting is scheduled for October 5, 2012. A date for the second Board Meeting will be determined then.

Adjournment

The meeting was adjourned at 9:20 PM.