

**BACK COUNTRY CABINS ASSOCIATION
ANNUAL HOMEOWNER MEETING
November 9, 2017**

I. CALL TO ORDER/ INTRODUCTIONS

The Back Country Cabins Condominium Association Annual Homeowner Meeting was called to order at 5:04 a.m. in the Summit Resort Group office.

Board Members Present Were:

Joel Pins, in person
Pete Campbell, by phone
Sean Serell, by phone

Homeowners Present Were:

Marcus Baughman, in person

Representing Summit Resort Group was Kevin Lovett.

II. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM

Notice of the meeting was sent October 9, 2017. With 4 units represented in person/ by phone and 1 proxy received a quorum was confirmed.

III. OWNERS FORUM

Owners present did not have any opening comments.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

Joel made a motion to approve the minutes of the October 22, 2017 Annual Owner Meeting as presented. Sean seconded and the motion carried.

V. FINANCIAL REPORT

Financial Report as of September 30, 2017

September 30, 2017 close financials report that we have \$4,238 in Operating, \$20,805 in reserves and \$2,106 in deck reserves

September 2017 financials report \$16,563 of actual expenditures vs. \$16,736 of budgeted expenditures.

2018 Budget

The proposed 2018 options were reviewed. It was noted that 2018 budget expenses (as well as respective dues) are split per the percentage square footage basis for all items except those associated with TV, Internet and Security Camera System; expenses associated with TV, Internet and Security Camera System are split on an equal unit basis. Upon discussion, Joel moved to approve the 2018 Budget to include an increase to dues of between 25% and 33% per unit per month effective January 1, 2018.

Capital Reserve plan

The Capital Reserve Plan was presented and reviewed.

Special Assessment

Owners present discussed the expenses associated with the installation of the TV, Internet and Security System. In efforts to recoup the installation costs of these items and maintain the current Reserve fund balance, Pete moved to complete a special assessment of \$627 per unit; Joel seconded and the motion passed. The special assessment will be due January 31, 2018.

VI. MANAGING AGENTS REPORT

Kevin Lovett reported that the Management Company Transition to Summit Resort Group has been completed.

VII. OLD BUSINESS

The following Old Business items were discussed:

A. General BCC Updates;

The following general updates were discussed:

- Insurance policy; the HOA insurance policy has been renewed. The policy runs 7-1-17 through 7-1-18. Owners were reminded that they are required to have an “HO6” type insurance policy.
- Trash enclosure; the trash enclosure rebuild has been completed. Pete was thanked for his work on this! There was discussion of installing a lock on the dumpster; the situation will be monitored to determine if this is necessary.
- Parking lot striping; re-striping of the asphalt parking lot lines and markings has been completed.
- Drainage swale; drainage swale improvement project has been completed.
- Irrigation system; irrigation system line “bury”, where piping had become exposed is complete.
- Trees and Weeds; Tree and weed treatments have been completed.
- Seasonal items; seasonal items completed include:
 - irrigation system winterized
 - snow plow contractor in place
- Reflective signage; reflective signage has been installed where necessary.
- Picnic table; a new picnic table is to be delivered Spring 2018.
- Touch up painting; touch up painting is to be completed in the Spring 2018.

B. Sundial, Internet, security and TV system update;

The status of the Sundial Internet, Security and TV System installations were discussed. The Internet and Security systems installations have been completed and are currently running. Based on survey responses from the Owners, all Owners were in favor of proceeding with the Sundial TV system installation. The Board will work with Sundial to schedule the TV system installation; this information will be relayed to Owners.

C. Enphase/ solar;

SRG is working with Innovative Energy to convert the Enphase solar reading system to wi-fi.

VIII. NEW BUSINESS

The following new business items were discussed:

A. Walking traffic through complex; foot traffic from “non Back Country Cabins” through the complex was discussed. The addition of signage and / or a fence/ gate was discussed. Upon discussion, it was agreed to start with the addition of signage (stating something to the effect of “No Trespassing/ Security Cameras In Use”) and if the signs are not effective, discuss the addition of a fence/ gate.

IX. ELECTION OF BOARD OF DIRECTORS

The term of Pete Campbell expires. Marcus Baughman expressed interest in serving on the Board. Joel moved to elect Marcus to the Board; Pete seconds and the motion passed. Pete was thanked for his years of volunteering.

X. NEXT MEETING DATE

The next Annual Meeting will be held in November 2018; the exact date and time is to be determined.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 5:52 pm.

Approved: _____

Date: _____