

**BACK COUNTRY CABINS ASSOCIATION
ANNUAL HOMEOWNER MEETING
November 2, 2018**

I. CALL TO ORDER/ INTRODUCTIONS

The Back Country Cabins Condominium Association Annual Homeowner Meeting was called to order at 4:02 pm in the Summit Resort Group office.

Owners present were:

Joel Pins, Board member, in person

Sean Serell, Board member, by phone

Owners Represented by proxy were:

Pete Campbell

Marcus Baughman

Representing Summit Resort Group were Kevin Lovett and Kelly Schneweis.

II. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM

Notice of the meeting was sent October 2, 2018. With 2 units represented in person/ by phone and 2 proxies received a quorum was confirmed.

III. OWNERS FORUM

There were no initial Owner comments.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

Joel made a motion to approve the minutes of the November 9th, 2017 Annual Owner Meeting as presented. Sean seconded, and the motion carried.

V. FINANCIAL REPORT

The following financial report was reviewed;

December 30, 2017(2017 fiscal year end)

December 30, 2017 close financials report year end close balances of \$4,559 in Operating, \$20,445 in reserves and \$2,349 in deck reserves

December 2017 financials report \$20,571 of actual expenditures vs. \$21,959 of budgeted expenditures.

September 30, 2018

September 30, 2018 close financials report account balances of \$6,445 in Operating, \$24,814 in reserves and \$3,079 in deck reserves

September 2018 financials report \$21,026 of actual expenditures vs. \$24,145 of budgeted expenditures.

2019 Budget

The proposed 2019 budget was reviewed. It was noted that there was no change to dues proposed. Individual expense line items were reviewed. Upon review, Sean moved to approve the 2019 Budget presented. Joel seconded, and the motion carried.

VI. MANAGING AGENTS REPORT

Owner Education; SRG presented an Owner Education piece about Technology and Social Media Security.

VII. OLD BUSINESS

The following Old Business items were discussed:

A. General BCC Updates;

The following general updates were discussed:

- HOA Insurance policy renewed with term 7-1-18 through 7-1-19
- Tree and weed treatments complete
- Seasonal items have been completed to include:
 - irrigation system winterized
 - snow plow contractor in place
- No Trespassing signage installed
- Exterior painting has been completed
- Gutter and heat tape install at unit A to prevent roof leakage, gutter cleaning
- Sundial, Internet, security and TV system has been installed; overall report of satisfactory function
- House Rules and Covenant and Rule Enforcement Policy Amendment updates

B. Picnic Table;

The Owners discussed the addition of a picnic table. It was agreed to proceed with installation next spring.

C. Walking Traffic Gate;

Foot traffic from “non Back Country Cabins” occupants through the complex was discussed. The implementation of signage has not eliminated the problem. The Owners reviewed option to install a locking gate/ fence on the west end to prevent non Back Country Cabins occupants from walking through. The Board will meet on site to discuss location, size and material with the plan to install in the Spring of 2019.

D. Town of Frisco Quiet hours;

It was noted that the Town of Frisco quiet hours have been updated to run from 7 pm to 7 am.

VIII. NEW BUSINESS

The following new business items were discussed:

A. Trees;

The Owners discussed the addition of a new tree, to be planted near unit F and the dumpster enclosure. Upon discussion, Joel moved to install a Blue Spruce, not to exceed \$1500; Sean seconds and the motion passed.

B. Roof Top Deck Railing Caps;

The Owners discussed the roof top deck railings. It was noted that due to sun and weather exposure, caulking at the roof top deck railings is prone to fail which can allow leakage. A “metal wrap” will be installed on one roof top deck railing as a test case. The Board will revisit and possibly consider adding the metal wrap to other roof top deck railings in the future.

C. Galena Inn Parking issues;

It was noted that parking issues from the Galena Inn continue. It was reported that the city is looking to install river rock bed for drainage in the parking area which should curb the parking issues once installed.

IX. ELECTION OF BOARD OF DIRECTORS

The term of Joel Pins expired. Sean moved to re-elect Joel to the Board; the motion was seconded and passed. Joel accepted.

X. NEXT MEETING DATE

The next Annual Meeting will be held in November 2019; the exact date and time is to be determined. The next Board Meeting date will be held on Monday, February 25th, 2019 at 10 am.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 4:36 pm.

Approved: _____ approved 8-13-19_____