

**Back Country Cabins Homeowners Association  
Annual Meeting  
August 3, 2013**

The Annual Meeting of Back Country Cabins was held August 3, 2013 at the conference room of Alpine Bank. Directors present: Pete Campbell and Joel Pins (teleconference). Representing Wilderrest were Pat Miller, Community Association Manager; Jon Obel, Area Community Association Manager; and Cam Bosson, Property Manager. Owners present were: Michael Barsch, Andrea Barsch, Sean Serell, Tiffany Serell and Nicole Ries-Pins (teleconference).

**CALL TO ORDER**

The meeting was called to order at 5:06 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 August 4, 2012 Annual Meeting Minutes were provided for review.

**RESOLUTION: Upon motion made, duly seconded and passed unanimously, the Minutes of the Annual Meeting of August 4, 2012 were approved.**

**MANAGEMENT REPORT**

It was reported that:

- Trash walks are occurring weekly.
- Watering of trees and flower planters is being done daily.

**FINANCIAL REPORT**

It was noted:

Balance Sheet

Total Assets	\$10,724.64
Total Liabilities	\$4,381.02
Members Equity	\$6,343.62

Income Statement (period ending 6/30/2013)

Total Operating Income Year-to-Date	\$7,320.00
Total Operation Expenses Year-to-Date	\$8,122.99
Operating Net Loss	\$802.99

It was noted:

- Winter months are hard financially because snow removal cost (shoveling and plowing).
- \$4100 has been borrowed from Reserves to cover expenses.

**RESOLUTION: Upon motion made, duly seconded and passed unanimously, a \$500 Special Assessment to Reserves from each owner was approved by the membership. The special assessment is due November 1, 2013.**

Budgets with no dues increase, with a 5% increase and with a 10% increase will be prepared for the Board. The Board at that time will determine if a dues increase is necessary and approve a budget to be sent to the owners for ratification.

### **New Business**

#### Plowing Contract

The Board approved a 3 year contract with Aichholz for snow plowing and snow removal. The rate will stay the same as last year through the three year contract.

#### Individual Shoveling Contract

WPM offers snow shoveling contract for the upper decks at Back Country Cabins. If owners are interested, contact the Community Association Manager.

#### Building Maintenance

Top rails and parapets were painted under the warranty. The warranty has now ended and a line item for building maintenance will be added to the budget.

#### Deck Furniture

Owners decided against purchasing furniture for the common deck. Owners will use their own furniture.

#### Garbage and Recycling

Owners requested that the dumpster be changed out for two totes for garbage and continue with one tote for recycling.

### **Election of Director**

The President, Pete Campbell, term expires. He said he would serve again unless another owner wanted an opportunity to serve on the Board. Sean Serell expressed a desire to serve on the Board.

**RESOLUTION: Upon motion made, duly seconded and passed three to one, Sean Serell was elected to the Board by the membership.**

The Board will determine who will serve as President, Vice President and Secretary/Treasurer next week.

#### Annual Meeting Date for 2014/Dates for Board Meetings

- The Annual Meeting will be held November 8, 2014 at 9:00 AM.
- A teleconference Board Meeting will be held in November to approve a budget.

#### Adjournment

The meeting was adjourned at 6:55 PM.