

Back Country Cabins Homeowner's Association, Inc.

Board Meeting – February 22, 2017

Minutes of Meeting

A meeting of the Back Country Cabins Homeowner's Association, Inc. ("the HOA") Board of Directors took place on Wednesday, February 22, 2017 at the United Professional Management ("UPM") office, located at 524 Galena Street, Suite 100A, in Frisco, Colorado.

Attendees: Joel Pins – President, Back Country Cabins HOA
Pete Campbell* – Vice President, Back Country Cabins HOA
Sean Serell* – Secretary/Treasurer, Back Country Cabins HOA
Bonnie Cole – President, UPM
Consuelo Redhorse – Bookkeeper, UPM
**Teleconferenced into meeting*

TOPIC A. Roll call – Meeting called to order at 5:06pm

TOPIC B. Quorum – Quorum met with 3 of 3 HOA officers in attendance

TOPIC C. Reading of minutes – No minutes (Minutes from January 29, 2017 board meeting to be approved at future board meeting)

TOPIC D. Reports of officers – No reports

TOPIC E. Reports of committees – No committees, no reports

TOPIC F. Agenda for Meeting

- (1) Board action regarding recent situation (summary and discussion)
- (2) Date for next Board Meeting

TOPIC G. New Business

- (1) Summary of Recent Situation
 - a. Short term renters ("Renters") at Unit #A violated the parking rules
 - i. Nicole and Joel (#B owners) told the renters that they were violating the parking rules by parking three cars on several separate occasions in the first few days of occupancy
 - ii. After the 5th or 6th violation, Joel knocked on door and requested they move their third car
 - b. Renters unhappy, told unit #A owners and owner's rental manager they were being harassed
 - c. Renter's car mirror broken
 - i. Police called
 - ii. Renters accused Joel, Nicole and their dog
 - iii. Nicole interrogated (Joel out of town)
 - d. Conversation between Joel, Bonnie and Unit #A owner
 - e. Waiting for incident report from police

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TOPIC G. New business (continued)

(2) Discussion

- a. Parking violation(s) documented through emails and photos
- b. Currently no policies/consequences for rule violators (and repeat violators)
- c. Possible solutions
 - i. Request copy of Rental Contract/Agreement (per Declarations)
 - ii. HOA Affidavit which would go with all rental agreements
 - iii. Restraining order against unreasonable/unsafe people
 - iv. Eviction of renters. Is this possible?
 - v. Warning letter to Unit #A owners
- d. **Motion: Pete motioned to send warning letter to Craig and Liz (Unit #A owners) and copy rental manager, and request the lease agreement. Sean seconded. Sean and Pete approved (Joel recused himself due to a conflict of interest)**

(3) Date for next Board Meeting

- a. Group agrees to Wednesday, March 8th, 2017, at 2:00pm
- b. Sean will attend by phone

TOPIC H. Adjournment – Meeting adjourned at 5:28pm