

Back Country Cabins Homeowner's Association, Inc.
Board Meeting – June 25, 2016

Minutes of Meeting

A meeting of the Back Country Cabins Homeowner's Association, Inc. ("the HOA") Board of Directors took place on Saturday, June 25, 2016 at the United Professional Management ("UPM") office, located at 524 Galena Street, Suite A, in Frisco, Colorado. Bonnie Cole presided over the meeting.

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

TOPIC A. Roll call – Meeting called to order at 2:09pm

TOPIC B. Quorum – Quorum met with all HOA officers in attendance

TOPIC C. Reading of minutes

- (1) Minutes from February 26, 2016 meeting not yet available
- (2) When available, minutes will be emailed to board members for reading and approval

TOPIC D. Reports of officers – No officer reports

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

TOPIC F. Unfinished business

- (1) Unit #D Exterior Faucet Accessibility
 - a. Unit #D owners request access to their exterior faucet
 - i. Exterior faucet currently blocked by Unit #F LCE hot tub
 - ii. #D owners also request copies of original approval for Unit #F hot tub; Bonnie will send
 - iii. Hot tub dimensions not available
 - b. Possible solutions
 - i. Exterior faucet relocation
 - ii. Install hose valve
 - iii. Unit #D given permission to use the exterior faucets of Units #B & #F
 - iv. Unit #D purchased home "as is", therefore they need to implement solution
 - c. **Group agrees to wait until #D contacts the Board**
 - d. Proof of Ownership and Insurance
 - i. Request emailed to all owners on April 12, 2016
 - ii. To date, UPM has received requested documentation from unit owners except:
 - 1. Proof of Insurance for #E
 - 2. Proof of Ownership and Insurance for #D and #F
 - iii. Bonnie will resend request to #D, #E and #F

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TOPIC F. Unfinished business (continued)

- e. Rules & Regulations for Non-Owners
 - i. Use of community deck provision will be changed to that written in the original Rules & Regulations
 - ii. Recycling provision will be changed to "NO GLASS OR PLASTIC BAGS IN THE RECYCLING BINS!"
 - iii. Parking provision will be changed to "No vehicle maintenance of any kind shall be permitted on the premises, including, oil changes. Washing and cleaning is acceptable."
 - iv. Passing passes and vehicle information
 - 1. To date, UPM has not received vehicle information from Unit #D and #F
 - 2. Vehicle information will be provided to all owners
 - 3. President will give "parking passes" to Unit #C renters and Unit #E
 - 4. UPM will give "parking passes" to Unit #A, #D and #F
 - v. **Pete motioned to approve changes. Joel seconded. Unanimous approval.**
 - vi. **Group agrees that UPM will make above changes and email to all owners for comment**
- f. Wi-Fi Discussion – **President and Bonnie will get more information and email board members**
- g. Boilers and Frozen Pipes – **Email will be sent to all owners regarding this issue and possible solutions**
- h. Towing Signs
 - i. Signs indicating towing company must be visible from all entrances/exits to parking areas
 - ii. Parking an issue with big events (Frisco BBQ, July 4th, etc.)
 - iii. Trespassing through walkway a problem
 - iv. **President and Bonnie will get more information and email board members**

TOPIC G. New business

- (1) Weed/Ground Maintenance
 - a. Reminder that all planters must be planted by June 30th
 - b. Planter Watering
 - i. Bonnie started the drip system/timers for the season
 - ii. President will let UPM know how often to water planters
 - iii. Flagstone (and Other) Weeds
 - iv. Group agrees to have weeds sprayed by Colorado Property Maintenance on flagstone and on both sides of property
 - v. Owners can request spraying on their LCE to be paid for by the HOA
 - c. Trees
 - i. Bonnie will have Ceres Landscaping assess the trees for aphids and mites
 - ii. President will trim trees
 - d. A couple shrubs have died
 - e. Maintenance Update
 - i. President reported that the company doing the exterior painting will have the 2nd part of the project finished this summer, which will include replacing any loose boards and checking parapets
 - ii. This project should not need to be redone for the next 8-10 years, and is within the budget
- (2) Hot Water Filtration System – Group agrees that there is a sediment issue with the water in some of the units and more information is needed
- (3) Fees for Noncompliance – Group agrees that fees, per governing documents, may need to be assessed for non-compliance of governing documents
- (4) 2016 Annual Meeting Date – October 22, 2016, 9:00am at First Bank in Frisco

TOPIC H. Adjournment – Sean motioned to adjourn at 3:16pm. Joel seconded. Unanimous approval.