

**Back Country Cabins Homeowners Association  
Board of Directors Meeting  
June 8, 2012**

A Board of Directors Meeting of Back Country Cabins was held June 8, 2012 at the Wilderdest Commercial Center. Directors present: Pete Campbell, Mara Kaiser and Joel Pins. Representing Wilderdest were Pat Miller, Community Association Manager, and Geovanni Hercules, Property Manager.

**CALL TO ORDER**

The meeting was called to order at 4:30 PM.

**RESOLUTION:** Upon motion made, duly seconded and passed unanimously, the minutes of the Organizational Meeting of March 3, 2012 were approved.

**MANAGEMENT REPORT**

It was reported that:

- Winter focused on shoveling, trash walks and security checks.
- Wilderdest will offer contracts for personal snow removal from decks at the Annual Meeting.
- During the summer months property management will focus on watering, weed whacking, trash walks and security checks.

**FINANCIAL REPORT**

It was noted:

- As of April 30, 2012 the Operating Account had a balance of \$543.69 and the Reserve Account had a balance of \$1,756.08. Accounts payable were \$574.15.
- Loans from Reserve to the Operating Account are being used during the six most expensive months. It is planned to repay the Reserve during the six least expensive months.
- After a full calendar year, the Board will evaluate the financial status of the Association and determine if an increase in dues is necessary. The Board will study the T sheets for the year to determine if it is more feasible to stay with the flat rate for property management or change to an hourly rate.
- As a savings to the Association, garbage pickup will change to every two weeks except during very busy times.
- The following items were identified as items for the MMC: maintenance/repair/replacement of roofs, siding, railings, decks, sidewalks, storage building and asphalt areas; and planting/replacement of trees, shrubs and other vegetation. A Board Member will work with the accountant to assign years and estimated costs.

## **OTHER BUSINESS**

### **Annual Meeting**

- The Annual Meeting will be held on the community deck. In case of bad weather, the meeting will move into an owner's unit.
- Suggested agenda items were: financial report, property management report, association management report, snow removal contracts, and owner forum. Board Members will email in other items prior to the meeting.
- A cookout will follow the Annual Meeting. Owners will be asked to bring a side dish to share and something for the grill.

### **Unit B Proposed Garage**

- Owner of Unit B proposed a garage versus a covered parking area. He is working with an architect on the proposed garage.
- Owner of Unit B will prepare an email to send out to all owners to solicit their comments.
- Ultimate approval of this proposal will be contingent on the architectural plans and requirements of the town of Frisco.

### **Bike Racks**

- Most owners are planning to use alternatives to bike racks. Units E, F, and B (if garage is approved) will store bikes in their garages. Unit D will secure bikes to their fence.
- Unit A will be called to determine their plan for bike security.

### **Planters**

- Owners will be able to decide between doing their own planters and having it done professionally at owner's expense.
- All planters must be done by the end of June.
- A Board Member will secure a bid for doing planters professionally and this will be sent out to all owners.

### **Furniture**

- Furniture for the common deck would be a special assessment and require a vote by the owners.
- A picnic table and wrought iron furniture were suggested. The Community Association Manager will gather prices from Target and Wal-Mart.

### **Trees**

- Two trees are struggling and owners are concerned. The property manager has increased the frequency of watering and the amount of water.
- The original landscaper has been called to evaluate the condition of the trees.
- Fertilizer sticks will be purchased for the trees.

#### Other Concerns

- Children were found playing on the common deck and walking on the solar panels. A Board Member will get a bid for the installation of a gate and lock.
- The children were also in the storage area. Owners will be reminded to keep the side door of the storage area locked.

#### **FUTURE MEETINGS**

Annual Meeting	August 4, 2012	5:30 PM
*Cookout/Picnic to follow		

Board of Directors Meeting	October 5, 2012	4:30 PM
*On the common deck weather permitting		

#### **ADJOURNMENT**

The meeting was adjourned at 6:05 PM.