

**BACK COUNTRY CABINS
BOARD OF DIRECTORS MEETING
February 22, 2019**

I. CALL TO ORDER

The meeting was preceded by a site viewing and discussion of the “fence and gate installation”.

The meeting was called to order at 5:00 pm.

Board members present in person were Joel Pins and Marcus Baughman. Sean Serell attended via telephone. A quorum was reached.

Representing Summit Resort Group was Kevin Lovett.

II. OWNERS FORUM

Notice of the meeting was posted on the website. There were no owners other than Board members in attendance.

II. APPROVE PREVIOUS MEETING MINUTES

Marcus made a motion to approve the minutes of the September 6, 2018 and November 2, 2018 Board Meetings; Joel seconded, and the motion carried.

IV. FINANCIAL REPORT

Financials were reviewed as follows:

Year to Date Financials;

December 31, 2018 (2018 fiscal year end) close balance sheet reports \$7,181 in Operating, \$19,556 in reserves and \$3,323 in deck reserves.

December 31, 2018 profit and loss reports a year end operating expense underage of \$4600.

Areas of significant expense variance were reviewed as follows:

666 Snow plowing; \$795 under
667 Snow Shoveling; \$1905 under
664 Internet; \$1092 under
671 TV; \$558 under

Tax Return; Preparation of the 2018 tax return is pending.

VI. RATIFY ACTIONS VIA EMAIL

Joel moved to ratify the following actions completed via email:

1-24-19 CO/ Smoke detector replacement; approved

11-17-18 Annual meeting minute / mailer; approved to be sent to owners

Marcus seconds and the motion passed.

VII. OLD BUSINESS

The following Old Business items were discussed:

Unit A roof, gutter / heat tape addition; It was noted that this projet has been completed.

Metal railing cap installation; It was noted that a metal railing cap has been installed on Unit A. The Board discussed installing metal railing caps on all units. A bid will be obtained to complete the installation on all units and the Board will review.

Fence/ Gate install Walking traffic through complex; A cost estimate to complete the installation of a fence and gate with a punch code lock on the “west side” of the property has been obtained. The Board discussed the option of installing a fence and gate on the “east side” of the property; a cost estimate to complete this will be obtained.

Garbage/ recycling; It was noted that recycling of glass has improved.

Parking; Parking at the property was discussed. It was noted that problems with “renter parking” continue, to include failure to display parking permits and parking in “other unit” designated parking spaces. The Board discussed adding additional signage, continuing enforcement as well as continuing fines and even towing.

Unit CO / Smoke detector replacement; It was noted that this project has been completed. Re-billing of the individual Unit Owners that received new CO/ Smoke Detectors is pending.

VIII. NEW BUSINESS

The following New Business items were discussed:

2019 Projects; the following projects were discussed:

-Trees; The tree installation as approved at the 2018 Annual Owner Meeting will take place this Spring.

-Picnic Table; The picnic table purchase as approved at the 2018 Annual Owner Meeting will take place this Spring.

Neighboring Development; The Board briefly discussed the neighboring development under construction.

IX. NEXT BOARD MEETING DATE

The next Board meeting will be held in May 2019. SRG will poll the Board to schedule the meeting in mid-April.

X. ADJOURNMENT

The meeting was adjourned at 5:30 p.m.

Approved: _____5-29-19_____