

**BACK COUNTRY CABINS
BOARD OF DIRECTORS MEETING
September 6, 2018**

I. CALL TO ORDER

The meeting was called to order at 4:00 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. Owner Pete Campbell of unit C attended in person.

II. APPROVE PREVIOUS MEETING MINUTES

Joel Pins made a motion to approve the minutes of the March 22, 2018 Board Meeting with revisions as discussed; Sean seconded, and the motion carried.

IV. FINANCIAL REPORT

Financials were reviewed as follows:

Year to Date Financials;

July 31, 2018 close balance sheet reports \$7,079 in Operating, \$26,517 in reserves and \$2,917 in deck reserves.

July 31, 2018 profit and loss reports a year to date expense underage of \$3515. Areas of significant expense variance were reviewed as follows:

- 666 Snow plowing; \$795 under
- 667 Snow Shoveling; \$1105 under
- 664 Internet; \$637 under
- 671 TV; \$646 under

It was noted that it was a mild winter with less than typical snow fall causing reduced snow removal expenses.

Internet expense and speed was discussed. It was noted that the internet expense is underbudget year to date due to the current “temporary” system design utilizing satellite to bring in the signal. The final signal distribution plan and contract with Sundial is actually for fiberoptic service; however, the fiberoptic line has not yet been run through Frisco but is expected to be run within the next 6 to 18 months. Once the fiberoptic line is completed, the speed will increase, and the monthly fee will increase to the currently budgeted amount.

Tax Return; The 2017 tax return was completed and submitted.

Budget 2019; The 2019 Budget was discussed. Two budget options were presented. Upon discussion, Sean moved to present Budget option 2 which included no change to dues to the Owners for approval at the 2018 Annual Owner Meeting; Joel seconds and the motion passed.

V. MANAGING AGENT'S REPORT

Kevin Lovett reported on the following:

Completed item; items completed, in addition to the routine "day to day" items, include:

- Repairs to broken railing, upper deck

Report Item; the following report item was discussed:

- Leak into unit A; there was a roof leak into Unit A, caused by an ice dam build up. Contractors are currently working on a heat tape/ gutter system addition to solve the problem. It was noted that electrical work will need to be completed to provide power to the heat tape.

Discussion items; The following discussion items were reviewed.

- Sundial, TV and Internet; It was noted that the pay per view ordering was disabled. There reported intermittent reliability issues with the internet. Sundial is aware of this issue. The transition to fiberoptic service is expected to improve the reliability. Joel will research with Sundial what the expected electricity usage is expected to be as the system is powered from unit E and unit E reported a significant increase in his unit energy usage.

- Enphase/ Solar, WIFI; The wifi for the enphase is working properly. The monthly solar reports are being received and logged.

- Metal capping on roof top deck railings; A proposal is being obtained to install metal capping over the deck railings of the roof top decks. Once cost estimates are known, the Board will discuss the option to add these.

VI. RATIFY ACTIONS VIA EMAIL

Joel moved to ratify the following action completed via email:

- 4-3-18 House Rules and Enforcement policies; approved to be presented to owners
- 6-8-18 Mailer to owners; approved
- 6-8-18 Property Management Agreement renewal; approved
- 6-8-18 Insurance renewal; approved
- 6-12-18 Leak into unit A; approved to repair

Marcus seconds and the motion passed.

VII. OLD BUSINESS

The following Old Business items were discussed:

House Rules/ Covenant and Rule Enforcement; Per the Adoption and Amendment policy, the updated and amended House Rules and Covenant and Rule Enforcement Policies were distributed to Owners for review and comment. No comments were received. Sean moved to adopt the amended House Rules and Covenant and Rules Enforcement policy as presented; Joel seconds and the motion passed.

Walking traffic through complex; A “no trespassing” sign was installed. Walk through traffic appears to be the same. Discussion of adding 1 wall and 1 gate with punch code lock was discussed. Cost estimates will be retrieved to install.

Garbage / recycling; It was noted that the trash enclosure improvements have been completed; Pete was thanked for his assistance with the project. The Board discussed the importance of bagging trash and properly recycling. Trash must be bagged to keep the containers clean and avoid cleaning charges from the waste removal company. There is not enough room in the trash container if occupants do not recycle. Owners are encouraged to help out and take glass recycling to the County recycle center in Frisco. Detering Trash and Recycle usage by “non Back Country Cabins residents” was discussed to include the addition of a code lock.

VIII. NEW BUSINESS

The following New Business items were discussed:

2018 Projects; the following projects were discussed:

-Painting; The 2018 planned painting, to include areas of siding in need, caulking, necessary board replacement, chinking repairs, unit front doors and fences and gates which have not yet been stained this year which will be rebilled to unit Owners will take place beginning within the next few weeks. Notice will be sent to Owners once work dates are scheduled.

-Picnic Table; The Board discussed the addition of the picnic table. The possiblity of adding a picnic table will be discussed with the Owners at the 2018 Annual Owner Meeting.

2018 Annual Owner Meeting; the 2018 Annual Owner Meeting date was set for Friday November 2nd at 4:00 pm MTN. Notice of the meeting will be sent October 2nd.

Trees; It was noted that the addition/ replacement of trees will be a discussion item on the 2018 Annual Owner Meeting agenda.

Neighboring Development; The Board discussed the neighboring development under construction. Joel has talked with the developer with regard to noise. If the Town noise ordinance is not adhered to, the Town of Frisco will be contacted.

Gutter Cleaning; The gutters will be cleaned.

Weed eating; It was noted that weed whacking will take place on a more frequent, 1 x per month basis moving forward.

IX. NEXT BOARD MEETING DATE

The next Board meeting will be held after the 2018 Annual Owner Meeting.

X. ADJOURNMENT

The meeting was adjourned at 5:00 p.m.

Approved: _____2-22-19_____