

**CAMPFIRE MOUNTAIN HOMES ASSOCIATION
ANNUAL HOMEOWNER MEETING
SEPTEMBER 3, 2016**

I. CALL TO ORDER AND CERTIFICATION OF PROXIES

The Campfire Mountain Homes Association Annual Homeowner Meeting was called to order at 9:01 a.m. in the Keystone fire station meeting room.

Board Members participating were:

Steve Martin, President, Unit #6
Jo Quinn, Vice President, Unit #5
Mike Hanley, Treasurer, Unit #11
Red and Bonnie Merchant, Unit #7

Homeowners participating were:

Ernie Pierson and Mary La Banca Unit #12 (via teleconference)
Hal Broussard, Unit #2
Richard Arsenault, Unit #9
Jason Perkins, Unit #10

Homeowners represented by proxy were:

Mike Weisbrook, Unit #1
Rick and Cathy Thompson, Unit #3
Bob Hassler, Unit #4
William & Paula King, Unit #8
Henry and Jill Jenkins, Unit #14

Representing Summit Resort Group was:

Kevin Lovett, President
Katie Kuhn, Property Administrator

With eight units represented in person and five proxies received a quorum was confirmed. Notice of the meeting was sent on August 3, 2016.

II. APPROVE PREVIOUS MEETING MINUTES

The minutes from the 2015 Annual Owner Meeting were reviewed. Steve Martin moved to accept the minutes from the 2015 annual owner meeting; Jo Quinn seconds and the motion passed.

III. TREASURER'S/FINANCIAL REPORT

Katie Kuhn reported on financials as follows:

The Campfire Association fiscal year runs January through December.

July 31, 2016 Balance sheet reports \$1,476 in operating, \$100,304 in reserves and \$22,034 in the working capital account.

July 31, 2016 P & L reports actual expenditures year to date of \$39,915 vs. \$37,917 of budgeted expenditures (year to date overage of \$1,998).

Operating Budget 2017

Changes from the 2016 to the 2017 operating budget include:

Revenues

- o Association Dues (Approximately \$10 increase per/unit per month)
- 3% Increase

Expenses

- o Income Tax Prep & Legal
- Decreased \$35 per actuals
- o Miscellaneous (Postage)
- Increased \$100 per actuals
- o Insurance
- 3% Increase Effective April
- o Repairs and Maintenance
- Increased \$527 per actuals
- o Snow plowing
- Increased \$500 per actuals (Allows for more roof snow removal)
- o Fire Alarm Monitoring
- Decreased \$50 per actuals
- o Fire Suppression System
- Increased \$277 per actuals
- o Trash Removal
- Increased \$100 per actuals
- o Fire alarm phone lines
- Increased \$72 per actuals

After reviewing the budget with a 3% increase, Mike Hanley made a motion to look into reserves to ensure that an adequate balance is kept in planning for major projects. If the reserve balance is appropriate, then the 2016-17 budget is ratified. Steve seconded and the motion carried.

Reserves

\$20,580 will be contributed again this year.

Accounts Receivable

Katie noted that owners were current on monthly dues.

IV. MANAGING AGENT'S REPORT

Katie Kuhn reported on the following items.. In addition to the routine items, a few completed items this past year include:

Fire systems inspections

Weed spraying
Tree spraying
Upgrade of cold alarm monitoring hardware
Deck staining
Touch up painting

V. OLD BUSINESS

There were no old business items to discuss.

VI. NEW BUSINESS

The following new business items were discussed:

- Jason Perkins noted that the Comcast contract will be expiring soon, and he'd like to work with SRG to negotiate a better rate with more options for the homeowners. All owners in attendance felt this was a good idea, and asked that he let the Board know the options.
- Deck expansions were discussed in depth.
 - The Board has stated that the policy for deck expansion is to:
 - 1. Go to the county for primary permission to do expansion.
 - 2. The Board will not approve anything the county won't.
 - 3. The board will not approve any deck expansion that would be a detriment to other homeowners, i.e. negatively affecting views.
 - Mike Hanley noted that they need county approval first, since they are the governing authority and have hierarchy over the HOA. The county can give guidance on setback and density requirements.
 - Hal Broussard explained that he spent \$4,000 to hire an architect to draw up plans for his unit, and multiple other units for deck expansions. He stated that he spoke with Sid Rivers at the county planning department, and she told him that they were able to expand towards the bike path. Hal stated that his architect checked setbacks as well and confirmed the same. Hal also explained that the County said they'd require an updated plat, with all expanded decks to be shown on the new map. A declaration amendment would also need to be done to reallocate the Common Elements to Limited Common Elements.

The board informed Hal that they were advised differently, and thus insisted he to go back to the County before the board would move forward with this application.

Ernie Pierson commented that it is extremely important that the Board abides by all local rules, regulations, and policies while reviewing the deck expansion applications.

Hal requested that the Board change their approach, and meet with him onsite to discuss the expansion in lieu of him going the County. All board members remained firm that Hal must go to the County before they would evaluate his application.

Hal became frustrated and said that the board was behaving in an “unreasonable, arbitrary, and capricious manner”. Mike Hanley stated that the board is doing their best, and have put a lot of time and thoughtfulness into the review so far. At this point, Hal and Richard Arsenault stood up, and while leaving Hal told Mike “you’re going to regret that”.

After Hal and Richard left, Kevin summarized the following:

- No decision has been made yet on the two applications
 - The Board and SRG spoke with Sid Miller twice and Jessica Potter from the Summit County Planning Department, and they told us that Unit 2 could not expand their deck.
 - The Board has worked hard to not be arbitrary in their decision making, and recognizes that any future deck expansions should be looked at on an individual basis to determine the effects on neighboring units.
 - The Board will stick firmly to current federal, state and county requirements and laws regardless of what has happened in the past
 - The Board will not approve an improvement to one unit that is a detriment to another
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- Speed bumps were discussed. The “temporary” speed bumps have lasted well for a number of years, but are now missing end pieces. Permanent bumps cost roughly \$750 each, so the owners decided it was best to just replace the missing end caps and continue using the temporary speed bumps. Removal in the winter was discussed and is just not practical, so they will remain in place year-round.
 - The Brown’s Cabin development has a pathway proposed around the development that will give Campfire residents access to River Run Village.
 - Ernie from unit 12 said that he’d like for the entryway to see some improvements.
 - Jason requested that drip lines be checked when turning the irrigation on, because it seems some trees aren’t being watered. Mike said he’d be happy to do an inventory of the irrigation system next spring as well. Jo mentioned that there are some dead needles by the trunks on evergreen trees, which may be caused by no irrigation. SRG will look into this.
 - Red said that his deck was stained and it rained afterwards. SRG will check into this with the painters.

VII. BOARD OF DIRECTORS ELECTION

The terms of Steve, Mike, and Bob expire this year. All three are willing to renew their terms, and Jason Perkins and Mike Weisbrook expressed interest in being on the board. Upon discussion, Jo moved to re-elect Steve, Mike, and Bob to the Board, and elect Jason Perkins and Mike Weisbrook to the board; Red seconds and the motion passed.

VII. SET NEXT MEETING DATE

The next Homeowner Meeting will be held on Saturday, September 2, 2017.

IX. ADJOURNMENT

At 10:31 am the meeting adjourned.

Approved By: _____ Date: _____
Board Member Signature