

**CAMPFIRE MOUNTAIN HOMES
2007 ANNUAL MEMBERSHIP MEETING
SEPTEMBER 10, 2007**

- I. The Annual Membership meeting of the Campfire Mountain Homes, Homeowner's Association was held at 9:00 AM on Monday, September, 10, 2007 at the Key to the Rockies offices at 23024 US Highway 6, Keystone, Colorado.

Members personally present:	Jan Tucker (Secretary)	Unit #1
	Dan Lammertse	Unit #1
	Bonnie Merchant (President)	Unit #7
	Red merchant	Unit #7
Members present by conference call:		
	Rick Hamm	Unit #4
	Ernie Pierson	Unit #12
Proxy representation:	Bill Parkhouse (Vice Pres.)	Unit #2
	Barry Ronan (Treasurer)	Unit #3
	Jeff Davis (Member-at-large)	Unit #6
	Kate Tierney	Unit #11

Mr. Mike Magliocchetti and Ms. Jackie Gottschalk, of Key to the Rockies Management (KTTR), declared a quorum and the meeting was called to order.

- II. The 2006 Annual Meeting Minutes were reviewed. Bonnie Merchant's motion to approve the minutes as written was seconded by Jan Tucker and passed unanimously.

III. **Reports:**

President- Proposals for Spring of 2008 building and deck staining will obtained this week. Our irrigation system appears to be malfunctioning and should be either turned off or inspected and repaired in the spring.

Vice President- None

Secretary – The raccoon eradication and exclusion and roof repair has been completed successfully with a 3 year guarantee.

Efforts to place bollards at the east end of our private road have met with encouragement from the local authorities, but have been temporarily halted as the President of Snake River Village has not given permission, at this time, to place them on Snake River Property. A survey of our private road has confirmed that the Campfire Mt Home Property line does not include the curve in the road between our properties, where bollards would be most effective.

Treasurer – see KTTR report below

KTTR – The Unit dues will remain unchanged for the upcoming year.

KTTR plans to compose a letter to the employee housing unit owners that will be distributed to them and all owners at Snake River Village (SRV) firmly requesting that

they exit their units through SRV and not through the private road of Campfire Mountain Homes. This will be sent to the Campfire Board of Directors for review prior to distribution. Mr. Magliocchetti also suggests movable signage or cones to assist this traffic flow mitigation effort at this time.

IV. Review of the 2007 year to date financial reports:

The dues will be unchanged for the upcoming year.

Our accounts receivable is shown to be \$ 5614.38, reflecting two unit owners behind on dues 60-90 days. KTTR will draft a proposal to allow the association to add significant penalties to dues of unit owners who are this far behind in dues and who have not responded to letters sent to them by KTTR accounting.

IV. Review of and Approval of the 2008 Annual Operating Budget:

Mr. Pierson made the motion to approve the budget as written and the motion was seconded by Mr. Red Merchant. The motion was unanimously passed.

V.Election of Board Members and Officers:

There were two new nominations for the Board for 2008: Ernie Pierson and Rick Hamm. Mr. Ronan, our Treasurer is stepping down due to the impending sale of his unit.

The remaining three board members have served just one year of their two year terms. Officers were elected for one year terms as follows:

Jan Tucker	elected President; director through '08
Bonnie Merchant	elected Vice President, building&grounds liaison w/KTTR Director through '08
Ernie Pierson	elected Secretary; director through '09
Rick Hamm	elected Treasurer; director through '09
Jeff Davis	member-at-large; director through '08

VI .Adjourn: The meeting was adjourned at 11:30AM.

Respectfully Submitted,

Jan Tucker, Secretary

