

**Campfire Mountain Homes
Homeowners Association Annual Meeting
Minutes
Thursday, September 10, 2009 at 4:00 P.M.**

I. Open, Call to Order

- The Meeting was called to order at 4:05 P.M. Mountain Standard Time. The following owners attended the meeting either in person or via teleconference:
 - Bonnie & Red Merchant
 - Bill Parkhouse
 - Valerie Thisted
 - Ernie Pierson
 - Rick Hamm
 - Steve Martin

II. Review Proxies, Approve Previous Meeting Minutes

- Proxies were submitted by Kay Tierney (11) and Myron Gordon (8). Three owners are needed to meet quorum. With 10 homes represented, quorum was met. The previous years meeting minutes were reviewed. Rick Hamm motioned to approve the meeting minutes as presented. Bill Parkhouse and Ernie Pierson seconded the motion and the meeting minutes were approved unanimously.

III. Reports: Managing Agent – Mark Black

- Mark Black, the Key to the Rockies Maintenance Manager reviewed the projects for 2009.
 - Crack sealing the road will be completed by the end of September.

- The buildings were stained in 2008 including the decks. The top railing seems to be in need of touchup. Bonnie Merchant agreed to contact Snyder Painting to request a touchup under warranty.
- Key to the Rockies will check for and resecure any rock fascia siding as needed before winter.

IV. Review 2009 Year to Date Financials

- Currently, Campfire is approximately \$6000.00 under budget with significant savings shown in the following accounts: Repair & Maintenance, Common Area Maintenance, and Snow Plowing. Some of these savings are simply timing differences and Key to the Rockies believes that by year end the saving will equal approximately \$4000.00. Rick Hamm suggested that any additional funds be transferred to the reserve fund at year end. Ernie Pierson recommended leaving the money in the operating fund for now. The membership agreed to leave any excess fund in the operating account to defray any unexpected expenses in 2010.
- Number 14 is delinquent in their dues by 5.5 months. Key to the Rockies has contracted with Bauer and Burns to initiate the foreclosure procedures. They will start by sending a letter demanding that the dues be made current immediately.
- After all funds have been transferred to the reserve fund, the reserve account will have \$46598.72 which is sufficient to cover expected reserve expenses.

V. Review & Approve 2010 Budget

- No increase was presented for the 2010 budget. **Thus there will be no increase to the dues for 2010.** The budget for 2010 was unanimously approved as presented.

VI. Election of Officers

- Ernie Pierson and Rick Hamm's positions were up for reelection. They both stated that they were willing to run for a new term. Valerie Thisted expressed interest in being a member of the board so Ernie Pierson withdrew his bid. The Board of Directors for 2010 is as follows:
 - President: Bonnie Merchant (term expires 2010)
 - Vice President: Bill Parkhouse (term expires 2010)
 - Treasurer: Rick Hamm (term expires 2011)
 - Secretary: Vicky Martin (term expires 2010)
 - Member at Large: Valerie Thisted (term expires 2011)

VII. Old Business

- No old business was discussed.

VIII. New Business

- No new business was discussed.

IX. Open Discussion

- Speed Bumps/ Entry Gate and/or Entryway: Bill Parkhouse and Ernie Pierson desire to find a way to limit and slow traffic using the Campfire private drive to access Snake River Village.
 - It was determined that there was little interest in installing speed bumps by the membership as no one wanted to drive over them themselves.
 - Bill Parkhouse determined that it would be difficult to install bollards at the end of the drive as Campfire Mountain Homes does not own the land past the driveway of unit 1. There is not enough space to install the bollards and give unit 1 easy access out of their driveway. Suggestions included

purchasing additional land from Snake River Village, obtaining an easement from Snake River Village, or contacting the county to see if they can rectify the problem.

- A third suggestion was to build a gate at the front of the project that will not allow anyone in or out without a code or remote.
- It was determined that a task force should be implemented to determine the best course of action. The task force will be comprised of Jan or Dan Lammertse, Bill Parkhouse, and Ernie Pierson. They will report back their findings to the board at large for action.
- Bonnie and Red Merchant suggested that when the front doors are ready to be replaced, they be replaced with metal clad insulated doors as they are cheaper to maintain and last longer than wood doors.
- Per the Declarations, section 13.5 (g) ... Tenants are prohibited from keeping any pets or animals on the property. Key to the Rockies is to write a letter to the owners to remind them that renters may not have pets at the property. They will include the fine structure in the letter that will be charged to the owners of the property. Fines will progressive for each offense. The fine structure is as follows:
 - Written Notice
 - 1st fine - \$75
 - 2nd fine - \$150
 - 3rd fine - \$250
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X. Adjourn

- The meeting was adjourned at 5:10 Mountain Standard Time.