

Campfire Mountain Homes
Homeowners Association Annual Meeting
Minutes
Saturday, August 27, 2011 at 9:00 A.M.

I. Open, Call to Order

- The Meeting was called to order at 9:00 A.M. Mountain Standard Time at the Keystone Center in Keystone Colorado. The following owners attended the meeting either in person or via teleconference:
 - Bonnie & Red Merchant
 - Bill Parkhouse
 - Valerie Thisted (by conference call)
 - Steve Martin
 - Rick Hamm (by conference call)

II. Review Proxies, Approve Previous Meeting Minutes

- Proxies were submitted by Alan Thorsen (13), Myron Gordon (8) and Jan Tucker (1). Three owners are needed to create a quorum. With 8 homes represented, a quorum was met. The previous years meeting minutes were reviewed. Mr. Merchant motioned to approve the meeting minutes as presented. Bill Parkhouse seconded the motion and the meeting minutes were approved unanimously.

III. Reports: Managing Agent – Mike Magliocchetti

- Mike Magliocchetti, the Key to the Rockies General Manager reviewed the projects completed or underway so far this year.
 - The deck painting is currently underway by Mark Conley Painting. The deck surfaces themselves

have been completed and he is currently working on the rails, rail caps and deck pickets. This project is expected to be complete by mid September at a contract cost of \$6000.

- Colorado law now requires all HOA's to register with the Department of Regulatory Agencies and Mike has registered Campfire. This will need to be updated annually at a nominal fee.
- Management had the front flower bed cleared out of weeds and had perennials and annuals planted for the summer to add some color to that area.
- A bear proof dumpster has been delivered to replace the old style in an attempt to keep out hungry bruins.
- Again this year some of the cultured stone on the rock veneer throughout the project has come loose and is repaired as needed. This has been a minor problem and dealt with as ongoing maintenance.
- The roof soffett on the south facing side of unit number 6 has again leaked this past winter. It is scheduled to be repaired within the next few weeks at a cost of \$780.00 This part of the roof system will be completely rebuilt to prevent this leak from reoccurring. In addition it was discovered that the pipe jacks around the roof vents were deteriorating and run the risk of developing leaks. Ked Martin is being retained to replace these at an estimated cost of \$950.00
- Mike obtained a quote for the board to have the Reserve Fund Budget updated by Summit HOA Services out of Frisco for \$2500 and Borne Engineering for \$3200 out of Denver that specializes in Reserve Funds. The board opted not to spend the money at this time.

- Superior Alarm had to replace a Fire Control Panel in building 32 (1-5) that was damaged by water as a result of a frozen water line. The total cost of this repair was \$2164 and was paid for out of the Reserve Fund
- Cintas Fire Protection also replaced a leaking flow switch in the Fire Panel Room and recharged the system with Glycol. This was completed at a cost of \$1,530.00
- So far for the year repairs have been minimal with the exception of the roof repairs related to ice damming. It is expected that the association will experience no major repairs on capital expenses this year.

IV. Review 2011 Year to Date Financials

- Currently, as of the end of July, the Campfire Operating Fund has a slight deficit of \$3,751.75 , this is unfavorable to the YTD budget by \$988.75. Management projects the Operating Fund to substantially in line with the budget by year end.
- One unit remains seriously delinquent in its dues. The board instructed KTTR to notify the owner that legal action would be initiated if the account was not brought current. Note: Subsequent to the meeting, the owner contacted KTTR, acknowledged the debt and indicated that he will bring the account current.
- The Reserve Fund balance as of the end of August totals \$79,923.56. which includes the Working Capital amount of \$11,947.84 Subtractions from the fund will be \$6000 for Mark Conley Painting to re-stain the decks and touch up around the property.

V. Review & Approve 2012 Budget

- Mike presented a budget proposal that represented an increase of 7.16%. The main driver for this increase was a greater allowance in the Repairs and Maintenance account. He felt that more funds should be allocated since the property is aging and unexpected repairs are starting to develop. The board felt otherwise and reduced the proposed budget number from \$6480.00 to \$5400.00 for the year.
- The 2102 Operating Budget was approved with this change for a total of \$79,345 or a 5.7% increase.

VI. Election of Officers

- Rick Hamms term was up for re-election and Steve Martin is serving out Vicky Martins term that expires in 2012. There were no other nominees to serve on the Board so the existing members will serve for another term by acclamation of the members.
 - President: Bonnie Merchant (term expires 2012)
 - Vice President: Bill Parkhouse (term expires 2012)
 - Treasurer: Rick Hamm (term expires 2013)
 - Secretary: Vicky Martin (term expires 2012)
 - Member at Large: Valerie Thisted (term expires 2013)

VII. Old Business

- The Master Insurance Policy for Campfire Mountain Homes renewed with Farmers Insurance Group on May 28th^t. The Premium is \$8228. The insurable value increased to \$7,386,700. The deductible is \$500 on the policy and the limit of liability is \$2,000,000 general aggregate. Mike obtained a competitive bid from American Family however their quote was higher so it was decided to stay with the Farmers Group for another year.

VIII. New Business

The Management agreement with Key To The Rockies is outdated. Mike presented an updated copy for the board to review and execute. The board will address this on their own and get back to KTTR at a later date.

- Mike presented information on new legislation that was recently enacted by the State of Colorado concerning Reserve Fund Policies. All Common Interest Communities are now required to adopt a Reserve Fund Policy stating how the reserves will be funded. Mike will draft a sample policy for the board to review and consider at its next board meeting.

IX. Open Discussion

And finally, Mr. Hamm took a moment to express his thanks and gratitude to Mike, Andrea and the Key To The Rockies team for its service and professional conduct in the management and care of Campfire Mountain Homes.

X. Adjourn

- There being no further business to conduct, the meeting was adjourned at 11:00AM Mountain Standard Time.

Respectfully Submitted,

Mike Magliocchetti
Property Manager