

**CAMPFIRE MOUNTAIN HOMES**  
**Board of Directors Meeting**  
**April 27, 2013**

Board members present via telephone were Steve Martin, Val Thisted and Bob Hassler.

Owners in attendance via telephone were Ernie Pierson, and Bonnie and Red Merchant.

Representing Summit Resort Group was Kevin Lovett.

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- I. Call to Order:** 9:00 am
- II. Owners Forum** – Notice of the meeting was posted on the website and notice was emailed to all owners. Ernie Pierson stated that there were items on the agenda in which he would like to provide comment as the meeting progressed.
- III. Approve Minutes from 11-17-13 Board Meeting** –The Board reviewed the minutes from the 11-17-13 Board meeting. Steve Martin moved to approve; Val Thisted seconds and the motion passed.
- IV. Financials** - March 2013 financials were reviewed as follows:  
March 31, 2013 Balance sheet reports \$10,150.77 in operating, \$89,752.24 in reserves and \$13,931.26 in the working capital account.

March 31, 2013 P & L reports actual expenditures year to date of \$16,815.47 vs. \$17,111.30 of budgeted expenditures.

2012 tax return - completed, \$0 owed

Financial follow up items - Kevin Lovett reported on the following financial questions from the November board meeting:

- \$116.16 Altitude garage door invoice; this was for work completed on unit #11 - this charge has been removed from HOA and owner of unit #11 billed.
- \$750 weed spraying invoice; Greenscapes sprayed noxious weeds and dandelions. This work was ordered by Bonnie and completed in August 2012. Greenscapes reports that weed spraying should be considered for 2013)
- heat tape expense transfer to reserves; complete

**V. Managing Agents Report**

Kevin Lovett reported on the following items:

- Signage replaced at the driveway entry to the complex
- Mailer sent to owners in December 2012
- Insurance Coverage - approved changes to policy complete; letter to owners sent informing them of changes to policy
- Association Deductible Subrogation policy - This policy is approved and in place. This policy will assist in assessing the \$5k deductible to unit owners in event of a loss from an item within a unit owners unit when the association policy is deemed

"primary" and steps into pay the claim. The Association will subrogate the \$5k deductible back to the unit owner and the unit owner can then make a claim for on their individual policy. Owners are encouraged to present this policy to their individual insurance agents to ensure they have proper coverage. Mailer has been sent to owners informing them of this policy.

- Hot Tub insurance coverage - individual unit hot tubs was discussed. Individual unit hot tubs are just like any other appliance in a unit. Farmers Insurance states no need for a special policy for hot tubs just as we do not need a special policy for toilets, refrigerator supply lines, boilers, etc. Individual owners must have insurance coverage on their hot tubs; both property and liability coverage. The Association insurance policy is primary; if a hot tub, toilet, or refrigerator supply line leaks and causes damage to a unit (or units), one of the following is likely to occur:
  - if more than \$5000, the Association Policy, being primary, will kick in and cover the claim and the Association will then assess the unit owner the \$5k deductible and the unit owner will look to his insurance company to pay the \$5k.
  - if less than \$5000, the Association policy will not kick in as damages less than deductible and the unit owner will look to their individual insurance carrier to cover the claim.

Mailer has been sent to owners informing them of this.

- Fire systems inspections - the annual inspection of the fire systems has been completed.
- Back flow preventer inspections - the annual inspection of the fire systems back flow preventer has been completed; one backflow was replaced.
- Sign light repairs - The entry sign light ballasts were failing, causing intermittent outages. The bad ballasts have been replaced.

Pending Items - the following items were reported on as pending:

- spring clean up
- irrigation evaluation

## **VI. Ratify Actions via email**

Steve moved to ratify the following actions completed via email; Val seconds and the motion passed:

- 11-20-12 Jan Tucker Board resignation; accept resignation
- 11-30-12 Mailer to owners; approve sending
- 11-30-12 Deductible Subrogation policy; approve policy
- 2-22-13 Speed bumps; approve Steve Martin version and sending to owners
- 2-22-13 Bob Hassler Appointment to Board; approve appointment
- 3-25-13 Fire Sprinkler Back flow repair; approve repair

## **VII. Old Business**

A. Speed bumps - The Board and owners reviewed feedback received with regard to the speed bump survey sent to all owners. The following were votes and comments received from Owners via mail/ email:

- Unit 1 - not in favor of speed bumps - "I have been spending a lot of time at my townhome& have not noticed a problem with speed or much traffic for that matter. I think things are fine"
- Unit 2 - in favor of speed bumps - "in favor of 4 speed bumps as proposed"
- Unit 3 - in favor of speed bumps - "just 1 speed bump, at the beginning"

-Unit 7 - not in favor of speed bumps - "Red and I fee that there is no problem with speeding vehicles or truck traffic. We are at Campfire many weeks - winter and summer. 4 speed bumps will not alter traffic flow because Snake River Village also have 4 speed bumps; prefer to put \$4000 towards carpet coating and filling road cracks"

-Unit 11 - in favor of speed bumps

-Unit 12 - not in favor of speed bumps - "we should reconsider bollards. There is room to allow #1 to get out of their garage. If we add additional driveway on our property, this would eliminate drive through our property. Planning committee examined the proposal and agreed a driveway would be allowed. Please look at this alternative before adding speed bumps. this proposal would save us \$ and solve the excess traffic problem! speed bumps unfortunately does not solve the problem."

- Unit 13 - not in favor of speed bumps - "I think that they are not necessary for the few vehicles that go by"

The following are comments made during meeting:

- Val - " I am in favor of speed bumps"

- Ernie - "Maybe unit 1 new owner would be ok with bollards and addition of parking slab for pulling out of the driveway"

- Val - "Many owners were ok with the bollard install, but the previous owner of unit 1 was not in favor of them"

- Bob - "I am ok with exploring bollards; will bollard install be approved by planning commission?"

-Ernie - "it was ok with planning commission a few years back, as long as three is access for emergency vehicles"

-Bob - "ok with bollards if planning commission allows; not in favor of speed bumps

-Val - "action must be taken; ok with bollards"

-Ernie - "bollards are a good option; recommends exploring bollards with new owner of unit 1 and planning commission again"

-Bob - requested a drawing of the area in which the bollards are to be located

-Val - provided verbal description of the location of the bollards

-Bonnie - stated that she has marked survey line boundaries

-Val - if bollards are not pursued, then the HOA must reach out to each unit owner individually to discuss speed bumps.

Board and Owners agreed that keys to the bollards should be made available to owners to accommodate removing bollards for moving trucks. SRG was directed to contact the new owner of unit #1 to present the idea of installing bollards and to contact the planning commission to determine if they will still allow the bollards to be installed. SRG and the Board will report to the owners.

#### **VIII. New Business** - The following new business items were discussed:

##### **A. Reserve Projects** - the following reserve projects were discussed:

Asphalt - \$4877 is in the Capital Reserve budget for asphalt maintenance to include crack sealing and seal coating. Ernie stated he was in favor of crack sealing and also in favor of seal coating if necessary; he requested that an opinion from an asphalt professional be obtained.

Exterior Building Staining - \$42,676 is in Capital Reserve budget for exterior building staining. The majority of Board and Owners present stated that they felt the buildings are not in need of a full re stain but rather touch up in certain areas.

Deck / Porch Sealing - \$4877 is in the Capital Reserve budget for deck and porch sealing. Ernie stated that he felt this work should be done this year. Steve and Val agreed.

Tuckpoint Mortar joints - \$1219 is in the Capital Reserve budget for this project. All agreed that this work should be completed this year.

Landscape Upgrades- \$2348 is in the Capital Reserve budget for landscape improvements. A suggestion was made to complete upgrades around the entry sign to possible include an addition of a permanent irrigation or drip line to the entry flower bed.

Walk Around - a walk around of the complex will be planned to take place after June 10th; project priorities will be discussed at this walk around.

B. Annual Owner Meeting 2013 - the 2013 annual owner meeting is scheduled for Saturday September 7, 2013. The Official meeting notice will be sent August 7th. The meeting will be held at the Keystone center.

**IX. Next Board Meeting Date** - the next Board meeting will be scheduled to be held shortly after the walk through.

**X. Adjournment** - The meeting adjourned at 10:26 am.

Approved \_\_\_\_\_ Date \_\_\_\_\_