

**BACK COUNTRY HOMEOWNERS ASSOCIATION
ORGANIZATIONAL MEETING
March 3, 2012 (Draft)**

The organizational meeting of Back Country Cabins was held March 3, 2012 at the Wilderdest Commercial Center. Directors present: Pete Campbell and Ronda Campbell. Owners in attendance were Joel Pins, Nicole Ries-Pins, Mara Kaiser, Andrea Barsch, Sean Serell and Tiffany Serell. Representing Wilderdest was Pat Miller, Community Association Manager.

CALL TO ORDER

The meeting was called to order at 9:00 AM.

MANAGEMENT REPORT

- Concerns were expressed regarding snow intruding into the parking areas. This is being monitored by the Property Manager.
- Updated Owner List will be sent following this meeting.
- Business cards were distributed for the Wilderdest Management Team.
- The website was discussed. Access codes and instructions will be emailed to the owners.

PROPERTY MANAGEMENT REPORT

It was reported that:

- Winter focus is on shoveling, trash walks and security checks.
- The focus during the spring/summer months will be on watering, weed whacking, trash walks and security checks.
- A master key for the units was given to the Property Manager.
- Owners requested that the Property Manager and plowing company coordinate removal of the snow from the small area in parking that cannot be accessed by the plow.
- Owners requested that a bucket of ice melt be placed in the recycle enclosure.
- Owners requested that the plowing company be contacted concerning keeping the drain clear of snow when plowing.
- Owners requested a contract be sent to them for using Wilderdest for personal snow removal from unit decks.
- Owners expressed approval of the job being done by the Property Manager.

FINANCIAL REPORT

It was noted:

- As of January 31, 2012 the Operating Account had a balance of \$139.36 and the Reserve Account had a balance of \$1,792.62. Accounts payable were \$1,117.04.
- The Reserve Account will receive capital contributions from Unit C and Unit F.
- The present dues do not cover monthly expenses.
- Loans from Reserve to the Operating Account would need to occur during 2012 to pay bills in months that have larger invoices. Plan would be to repay the Reserve.

Two budgets were presented:

- Zero dues increase with 10% to Reserve
- 20% dues increase with 10% to Reserve

RESOLUTION: Upon motion made, duly seconded and passed unanimously, the 2012 dues were increased 20% with 10% allocated to the Reserve. The increase will be retroactively billed to January.

5.1: Maintenance of Common Area per the Declaration was presented as it relates to the development of a Major Maintenance Chart (MMC).

- The following items were identified as possible items for the MMC: maintenance/repair/replacement of roofs, siding, railings, decks, sidewalks, storage building and signs in common area; and planting/replacement of trees, shrubs and other vegetation.
- The new board will work with the Accountant and Community Association Manager to develop a MMC.

OTHER BUSINESS

Community Hot Tub

- Cost of maintaining a community hot tub was presented.
- Owners tabled a decision on adding a community hot tub until 2013.

Community Bike Rack

- A variety of bike rack models were presented.
- Owners will wait for the snow to melt to determine best location for the bike rack and which model of bike rack will fit the location.
- Purchase of a bike rack will be paid for by special assessment.
- The new board will formulate rules for bike storage.

12.5: Leases per the Declaration

- 12.5 per the Declaration were presented as it relates to leases and requirements of leasing a unit.
- Owners were encouraged to post a copy of the Rules & Regulations in their units for friends, family and tenants.

Election of new Board of Directors/Terms/Positions

- Pete Campbell, as the developer and an owner, will remain on the Board.
- Ronda Campbell resigned from the Board.
- Mara Kiser and Joel Pins requested to be considered for positions on the Board.

RESOLUTION: Upon motion made, duly seconded and passed unanimously, Pete Campbell, Mara Kaiser and Joel Pins were elected to the Board of Directors.

Pete Campbell
Mara Kaiser
Joel Pins

President
Vice President
Secretary/Treasurer

One Year
Two Year
Three Year

FUTURE MEETINGS

Board of Directors Meeting	Friday, June 8 th	4:30 PM	On Site
Annual Meeting (Picnic to follow)	Sat., August 4 th	5:30 PM	On Site

ADJOURNMENT

The meeting adjourned at 11:20 AM.