

**BACK COUNTRY CABINS ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
August 13, 2019**

**I. CALL TO ORDER/ INTRODUCTIONS**

The Back Country Cabins Condominium Association Annual Homeowner Meeting was called to order at 10:03 am in the Summit Resort Group office.

Owners present were:

Joel Pins, Board member, in person  
Marcus Baughman, Board member, in person  
Sean Serell, Board member, by phone  
Pete Campbell, Owner, by phone

Owners Represented by proxy were:

Catherine and Jeff Lee, Unit D

Representing Summit Resort Group was Kevin Lovett.

**II. STATEMENT OF COMPLIANCE WITH PROCEDURES FOR NOTICE OF MEETING/ QUORUM**

Notice of the meeting was sent July 13, 2019. With 4 units represented in person/ by phone and 1 proxy received a quorum was confirmed.

**III. OWNERS FORUM**

There were no initial Owner comments.

**IV. APPROVAL OF PREVIOUS MEETING MINUTES**

Sean made a motion to approve the minutes of the November 2nd, 2018 Annual Owner Meeting as presented. Joel seconded, and the motion carried.

**V. FINANCIAL REPORT**

*The following financial report was reviewed;*

*December 30, 2018(2018 fiscal year end)*

December 30, 2018 close financials report year end close balances of \$7,181 in Operating, \$19,556 in reserves and \$3,323 in deck reserves

December 2018 financials report \$27,898 of actual expenditures vs. \$32,499 of budgeted expenditures.

*June 30, 2019*

June 30, 2019 close financials report account balances of \$7,849 in Operating, \$23,448 in reserves and \$3,810 in deck reserves

June 2018 financials report \$16,306 of actual expenditures vs. \$16,687 of budgeted expenditures.

*2020 Budget*

The 2020 Budget will be drafted this Fall and the Budget Ratification meeting will be set for early December. The Reserve Study will be reviewed in conjunction with the 2020 Budget preparation.

**VI. MANAGING AGENTS REPORT**

Owner Education; SRG presented an Owner Education piece entitled, “HOA’s, Little Democratic Sub-Societies”.

**VII. OLD BUSINESS**

The following Old Business items were discussed:

**A. General BCC Updates;**

The following general updates were discussed:

- HOA Insurance policy renewed with term 7-1-19 through 7-1-20
- Exterior painting completed in Fall of 2019
- Parking signage installation has been completed
- Metal railing caps have been installed. The following punch list items will be taken care of:
  - Unit E; Caulk Gap
  - Unit F; Possible addition of another small piece of metal and caulking
- Siding repair; There is a small section of siding repair that will be completed this summer on unit E.
- Gutter repair; There is a gutter repair needed on unit E. This will be completed this summer.

**B. Garbage enclosure lock;** A lock will be installed on the dumpster enclosure. The code will be given to Owners and the trash company once installed.

**C. Tree/ Parking Boulder installation;** Ceres will plant the Blue Spruce tree near unit F and the dumpster enclosure this Fall. Ceres will also install the parking boulder. Once the parking boulder is installed, a sign will be added.

**D. Drainage, Town of Frisco;** The Town of Frisco has reported that they will complete installation of a rock drainage swale on the property line between Back Country Cabins and the Galena Inn. In addition to drainage correction, the rock swale should also deter Galena Inn occupants from parking in the Back Country Cabins parking spaces.

**VIII. NEW BUSINESS**

The following new business items were discussed:

**A. Trash and Recycling container cleaning;** SRG will arrange for the cleaning of the trash and recycling containers.

**IX. ELECTION OF BOARD OF DIRECTORS**

The term of Marcus expired. Joel moved to re-elect Marcus to the Board; Sean seconds and the motion carried.

**X. NEXT MEETING DATE**

The next meeting will be the Budget Ratification meeting which will be held in early December 2019.

**XI. ADJOURNMENT**

With no further business, the meeting adjourned at 10:29 am.

Approved: \_\_\_\_\_10-5-20\_\_\_\_\_