

**CAMPFIRE MOUNTAIN HOMES ASSOCIATION
ANNUAL HOMEOWNER MEETING
August 28, 2021**

I. CALL TO ORDER/INTRODUCTIONS

The Campfire Mountain Homes Association Annual Homeowner Meeting was called to order at 9:09 a.m. via videoconference.

Board Members Present Were:

Joanne Quinn, Vice President, #5

Bob Hassler, Director, #4

Jason Perkins, Treasurer, #10 (joined at 9:42 a.m.)

Mike Hanley, Secretary, #11

Mike Wiesbrook, Director, #1

Homeowners Present Were:

Iliia Petkov & Anastasia Petkova, #6

Richard Arsenault, #9

Andy Swanson, #7

Tim & Lori Antolovic, #14

Representing Summit Resort Group (SRG) were Kevin Lovett, John Morgan and Robert Loeb. Erika Krainz of Summit Management Resource was recording secretary.

With units represented in person and two by proxy a quorum was confirmed.

II. PROOF OF NOTICE

Notice of the meeting was sent July 29, 2021.

III. REVIEW MINUTES OF LAST MEETING

Motion: Mike Wiesbrook moved to approve the minutes of the August 29, 2020 Homeowner Meeting as presented. Mike Hanley seconded and the motion carried.

IV. TREASURER'S/FINANCIAL REPORT

A. Year-to-Date Review

John Morgan reported that as of June 30, 2021 the Association had \$12,882 in Operating and \$216,030 in Reserves. The Association was operating \$2,077 favorable to budget. The most significant variance was in the Snow Removal line item, which was \$2,116 favorable to budget. All Reserve transfers have been made.

The roofs are inspected annually. There is \$130,000 budgeted in 2021 and 2022 for this project. Bob Hassler thought the projected cost has been updated to \$167,000.

Action Item: John Morgan will follow up with the roofing contractor about the inspection that was completed this year and the projected roof replacement timeframe.

Action Item: John Morgan will update the estimated costs and dates for the roof replacement in the Reserve projection.

B. 2021/2022 Budget Ratification

The 2021/2022 Budget as drafted included no increase to dues.

V. MANAGING AGENTS REPORT

A. Completed Items

1. Registered the Association with the Real Estate Commission (annual).
2. Renewed the insurance policy.
3. Arranged for preparation and filing of the 2020 tax return.
4. Replaced the fire control panel.
5. Amended the Declarations.

B. Pending Items

1. Install the new gate.
2. Remove the unhealthy or dead pine trees, trim branches that are close to the building and treat the remaining trees.
Action Item: John Morgan will contact Ascent about inspecting and treating the trees before winter. John will inform the Board of the schedule for the inspection so interested Board members can join.

VI. OLD BUSINESS

A. Gate Installation Update

John Morgan met with Fez from Strategic Fence and Triangle Electric to determine if the existing electrical service is adequate to power the gates and if additional conduit would be necessary. It was determined that there is sufficient capacity from the lamp post to power the gate. The asphalt will need to be cut to install the electric line. The cut will be made in an existing 2” crack and will be repaired after. The configuration of the gate is still being discussed. Owners will be provided with remotes and a code for the keypad. There will be a battery back-up to operate the gate during power outages. Richard Arsenault suggested circulating a video that demonstrates how to manually open the gate in case the back-up system does not work. The electrical work can be started as soon as the location is finalized. John is waiting for direction from Fez regarding the permit and fees.

There were questions about how the gate could be opened if both the remote and punch pad do not work, and if the Snake River Village gate will require a punch code for exiting. Owners were encouraged to forward questions to John Morgan so he can compile a list and get answers from Fez.

John Morgan will keep a small inventory of remotes in the SRG office. Owners were encouraged to submit their remote orders as soon as possible. There will be separate punch codes for emergency services, deliveries and one for all 14 owners.

VII. NEW BUSINESS

A. *Smoke Detectors*

Jason Perkins said the smoke detectors have a useful life of about ten years. The detectors are all 20+ years old and his have failed. John Morgan said SRG can inspect all smoke detectors, replace all detectors in high locations and replace the batteries in all others.

Action Item: John Morgan will send an email to owners about the battery replacement and ask owners to contact him if they want all detectors replaced at their expense.

Owners who requested smoke detectors replacement were #9, #1, #11, #4, #10, #2 and #5 (high detectors only).

B. *Speed Bumps*

Joanne Quinn requested removal of the speed bumps once the gate is installed.

VIII. ELECTION OF DIRECTORS

The term of Joanne Quinn expired this year and she was willing to run for re-election. There was one vacant Board seat. There were no other nominations from the floor.

Motion: Mike Wiesbrook moved to re-elect Joanne Quinn to the Board. Jason Perkins seconded and the motion carried.

IX. NEXT ANNUAL MEETING DATE

The next Annual Meeting will be held on Saturday, August 27, 2022 at 9:00 a.m.

X. ADJOURNMENT

Motion: Mike Wiesbrook moved to adjourn the meeting at 10:00 a.m. Jason Perkins seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____