

**BACK COUNTRY CABINS ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 13th, 2021**

I. CALL TO ORDER/ INTRODUCTIONS

The Back Country Cabins Condominium Association Annual Homeowner Meeting was called to order at 10:04 am via Zoom.

Owners present were:

Marcus Baughman, Unit E, Board member
Ronda Campbell, Unit C, Board member
Darin Decarlo, Unit B, Board member
Liz Flynn, Unit A

Representing Summit Resort Group was Kevin Lovett and Robert Loeb Jr.

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

Notice of the meeting was sent September 08, 2021. With 4 units represented via Zoom a quorum was confirmed.

III. OWNERS FORUM

All Owners were presented the opportunity to speak during the Owners Forum; the following items were discussed during this portion of the meeting:

1. Bike Storage – An Owner stated need to store bikes and is willing to rent out storage space. If another Owner has space for bike storage and is interested, please let Summit Resort Group know.
2. Parking Space roof – The possibility of installing a roof over the parking spots for units A and B was discussed. It was noted that engineering plans and permitting would be required. Darin will reach out to Pete Campbell to discuss.
3. Trees between Back Country Cabins and the new neighboring development; It was noted that trees were removed on the property line between Back Country Cabins and the neighboring development. The neighboring developer has stated that they will plant new trees in Spring 2022. SRG will follow up in March with the neighboring developer.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

Marcus made a motion to approve the minutes of the October 5, 2020, Annual Owner Meeting as presented. Darin seconded, and the motion carried.

V. FINANCIAL REPORT

The following financial report was reviewed;

Financial Report as of December 31, 2020:

December 31, 2020, close financials report that we have \$13,368 in Operating, \$31,437 in reserves and \$5,271 in deck reserves.

December 2020 financials reports \$30,164 of actual expenditures for the year vs. \$32,488 of budgeted expenditures resulting in a year end operating NOI of \$2,234.

Financial Report as of August 31, 2021:

August 31, 2021, close financials report that we have \$15,362 in Operating, \$39,219 in reserves and \$5,519 in deck reserves.

August 2021 financials report \$21,314 of actual expenditures vs. \$23,234 of budgeted expenditures. This results in a \$1,920 surplus.

2022 Budget

The 2022 Budget was presented and reviewed. The 2022 Budget projects a 1% increase in expenses resulting in a 1% increase to dues. The bottom-line monthly changes to unit dues are as follows:

Unit A: +\$5.21

Unit B: +\$4.85

Unit C: +\$4.10

Unit D: +\$4.34

Unit E: +\$5.88

Unit F: +\$5.87

Upon discussion, it was noted that there was no opposition to the budget as proposed and the budget was ratified.

VI. MANAGING AGENTS REPORT

A. Owner Education; SRG presented Owner Education piece on Insurance. The current HOA policy is set to renew in July. In addition to the HOA policy, Owners were reminded to have individual insurance "HO6" policies to include coverages for Contents Coverage, Liability and Loss of Use. It was suggested that each individual show the HOA's insurance policy to their particular agent to allow them (the agent) to ensure proper coverages in place.

VII. OLD BUSINESS

The following Old Business items were reviewed:

A. General BCC Updates;

The following general updates were discussed:

-HOA Insurance policy was renewed with term 7-1-21 through 7-1-22.

-Window cleaning was completed.

-Irrigation blow and winterization out were completed.

B. Pending item;

-Exterior touch up painting; some exterior touch up painting has been completed however there are additional areas to complete. SRG will work with the painter to complete the additional items.

-Siding Board replacement; it was noted that there are additional siding pieces in need of replacement. SRG will coordinate this.

C. Report;

-Snow plow 2021-22; Russ Wolfe has presented a proposal with the same cost and terms as last year. The proposed agreement was approved.

VIII. NEW BUSINESS

The following was discussed during this portion of the meeting:

A. Internet;

Internet service was discussed. SRG will contact Sundial to determine if we are getting the the highest speeds available and to determine if any system upgrades are needed.

B. Water Heaters;

To help prevent leaks, failures and damages, it was recommended that owners inspect their water heaters, mechanicals and plumbing fixtures. Additionally, it is recommended to install water leak sensors in plumbing areas; the water leak sensors will detect leaks and notify the Owner. It was also noted that water shut off valves are located in the crawl space of each unit.

IX. ELECTION OF BOARD OF DIRECTORS

The term of Ronda's position (secretary/treasurer) had expired. Liz requested information about the board and its rolls and felt moved to join. Darin supported Liz's election to the Board; Marcus seconds and the motion carried.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 10:40 am.

Approved: _____