

**CAMPFIRE MOUNTAIN HOMES ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
August 26, 2023**

**I. CALL TO ORDER/INTRODUCTIONS**

The Campfire Mountain Homes Association Annual Homeowner Meeting was called to order at 9:06 a.m. via videoconference.

Board Members Participating Were:

Jason Perkins, President, #10

Bob Hassler, Treasurer, #4

Rick Thompson, Vice President, #3

Mike Wiesbrook, Director, #1

Homeowners Participating Were:

Kristine Hefner, #5

Andy Swanson, #7

Iliia Petkov, #6

Lori Antolovic, #14

Representing Summit Resort Group (SRG) were Kevin Lovett and Noah Orth. Erika Krainz of Summit Management Resource was recording secretary.

With owners present and proxies received, a quorum was confirmed.

**II. APPROVAL OF PREVIOUS ANNUAL MEETING MINUTES**

**Motion:** Rick Thompson moved to approve the minutes of the August 27, 2022 Homeowner Meeting as presented. Jason Perkins seconded and the motion carried.

**III. PRESIDENT'S REPORT**

There was no report.

**IV. TREASURER'S/FINANCIAL REPORT**

*A. Balance Sheet*

Noah Orth reported that as of June 30, 2023 the Association had \$11,380 in Operating and \$41,093 in Reserves for total cash of \$52,473.

*B. Profit & Loss Statement*

The Association was operating \$10,014 unfavorable to budget. The most significant negative variances to budget were in Insurance (\$1,691) due to a \$797/month rate increase starting in April, Common Area Maintenance (\$6,168) due to a late Greenscapes invoice from 2022 that was paid in 2023, Cold Alarm Monitoring (\$1,208) and Fire Suppression System (\$1,300). Repair & Maintenance was \$464 favorable to budget.

*C. 2023 Approved Budget*

The year-to-date budget reflects total expenses of \$75,812 compared to a total annual budget of \$130,779.

*D. Campfire Mountain Homes 2023 Monthly Expense Worksheet*

The Association has been over budget five of the six months for the year, due in part to timing of expenses. All monthly Reserve transfers have been made.

**Motion:** Jason Perkins moved to approve the financial report. Rick Thompson seconded and the motion carried.

**V. MANAGING AGENTS REPORT**

*A. Completed Projects*

1. Tested the irrigation backflow.
2. Western States Fire completed the annual sprinkler system inspection.
3. Replaced parking lot light bulbs.
4. BobbyCat Landscaping trimmed trees.
5. Deep root treated the trees for pine weevil and aphids and treated the turf for noxious weeds.

*B. Ongoing Projects*

1. Asphalt crack seal and seal coating was approved for 2023.
2. Siding repairs and exterior painting were approved.

*C. Items to Report*

1. The entrance gate was hit and repairs were made at a cost of \$2,416.
2. The dumpster enclosure door was damaged by high wind. The repair cost was split with Waste Management for a total of \$850.

**VI. OLD BUSINESS**

*A. Asphalt Crack Seal and Seal Coating*

This project has been approved for this year.

*B. Exterior Repairs and Painting*

Owners should report any areas that need attention to Noah Orth. The contractor will repair siding as needed first and the painting should start in the next week or so. They will be working Monday – Saturday from 7:00 a.m. – 5:00 p.m.

*C. Deck Repairs*

Jason Perkins reported that the Board is assessing the condition of the decks. Owners should report any needed repairs to Noah Orth.

*D. Bears*

Owners should be aware that there has been some bear activity at the dumpster. The Board is looking into the cost for a bear-proof dumpster. Owners are asked to report bear sightings to Noah Orth.

**VII. NEW BUSINESS**

*A. Maintenance and Insurance Chart*

Altitude Community Law created a Maintenance and Insurance Chart that clarifies responsibility for the Association versus owner, based on the governing documents.

*B. Gate Camera Discussion*

The Board is discussing installation of a gate camera. It would be powered by a solar panel and backup battery and connected to WiFi. Jason Perkins will talk to the owners of Unit 14 about connecting through their unit.

**VIII. OWNERS FORUM/EDUCATION**

Noah Orth presented a flow chart that explains the process for Association insurance claims. He asked owners to notify him any time they file a claim on their HO6 policy. The Association policy has a \$5,000 deductible.

Rick Thompson asked if owners would prefer higher dues or Special Assessments. Several owners spoke in favor of Special Assessments.

Lori Antolovic asked if dues will increase next year. Noah Orth said the Board has not yet established the 2024 Budget. Rick Perkins anticipated that a dues increase will be necessary based on higher costs and the current year's shortfall.

Rick Thompson said the Decatur building at Keystone was dropped by their insurance carrier. The new policy cost increased exponentially. Noah Orth said there have been significant increases for most items.

Jason Perkins asked owners to check their heat tape.

**IX. ELECTION OF DIRECTORS**

There were no Board seats up for election this year. Five Board terms will be expiring in 2024.

**X. NEXT ANNUAL MEETING DATE**

The next Annual Meeting date will be set by the Board. Rick Thompson suggested a 9:00 a.m. property tour followed by a 10:30 a.m. live meeting.

**XI. ADJOURNMENT**

**Motion:** Rick Thompson moved to adjourn the meeting at 9:35 a.m. Jason Perkins seconded and the motion carried.

Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_