

**CAMPFIRE MOUNTAIN HOMES ASSOCIATION
ANNUAL HOMEOWNER MEETING
August 23, 2025**

I. CALL TO ORDER/INTRODUCTIONS

The Campfire Mountain Homes Association Annual Homeowner Meeting was called to order at 9:03 a.m. via videoconference.

Board Members Present Were:
Jason Perkins, President, #10
Mike Hanley, Secretary, #11

Rick Thompson, Vice President, #3
Mike Wiesbrook, Director, #1

Homeowners Present Were:
Hal Broussard, #2
Lori & Tim Antolovic, #14

Andy Swanson & Portia Cirme, #7

One proxy was received.

Representing Summit Resort Group (SRG) was Noah Orth. Monique Dabrowsky of Summit Management Resource transcribed the minutes from recording.

II. APPROVAL OF PREVIOUS ANNUAL MEETING MINUTES

Motion: Mike Wiesbrook moved to approve the minutes of the August 24, 2024 Homeowner Meeting as presented. Jason Perkins seconded and the motion carried.

III. TREASURER'S/FINANCIAL REPORT

A. June 2025 Balance Sheet

Noah Orth reported that as of June 30, 2025, the Association had \$2,667 in Operating and \$74,036 in Reserves for total cash of \$76,704.

B. June 2025 Profit & Loss Statement

The most significant budget overage was in Insurance (\$925). There were positive variances in Common Area Maintenance (\$789) and Cold Alarm Monitoring (\$2,200) due to timing of the billing.

C. 2025 Approved Budget

As of June 31, 2025, the Association was operating \$914 unfavorable to budget. All monthly reserve contributions of \$3,917 have been made through June. Noah Orth noted the Association remains on track financially, and the slight deficit is attributed to the timing of expenses rather than overspending. The 2026 Budget will be drafted in November and ratified in December.

D. Campfire 2025 Monthly Expense Worksheet

The monthly expense worksheet will be used to give a general idea if accounts need to increase, decrease, or stay flat.

Motion: Jason Perkins moved to approve the financial report. Tim Antolovic seconded and the motion carried.

IV. MANAGING AGENTS REPORT

A. Items of Attention

1. Jay Everst is the new on-site manager for Summit Resort Group. He conducts frequent property inspections and can be contacted for service needs.
2. Annual fire sprinkler and backflow inspections were completed.
3. A minor gate repair was made to the actuator arm at a cost of \$400. Owners were reminded to let the gate fully open before entering. The gate closes slowly and should not be tailgated; owners and guests should be advised accordingly.
4. Multiple bear sightings have occurred on site and nearby. All dumpsters must remain latched with the bear bar and carabiner. A raccoon issue was addressed by a pest control vendor and trapping.

V. OLD BUSINESS

A. Open Flame Policy Update

As of April 1, 2025, all open flame equipment (gas grills, pellet smokers, fire tables, etc.) is prohibited by the Association's insurance carrier. Only fully electric grills without combustible sources are permitted. The Board discussed the new restrictions, noting that other associations are also prohibiting gas grills due to insurance. Noah Orth advised that insurance audits are becoming more frequent and noncompliance could risk coverage. The insurance renewal date is April 1, 2026. Recommendations for electric grills include Weber, Ninja and Current.

VI. NEW BUSINESS

A. Future Capital Improvements

Future improvements will include landscaping upgrades, sealing and repairing wood decks and porches, mortar and tuckpointing of stone veneer and asphalt sectional repairs and crack sealing. Rick Thompson raised concern about the leaning light posts. He suggested evaluating if all seven need replacement, as there may be a chance to reduce the overall number of lights. Rich Thompson and Jason Perkins agreed to inspect the posts in September and develop a plan.

VII. OWNERS FORUM/EDUCATION

A. *Owner Reminders*

1. Campfire is a smoke-free association; please be courteous to neighbors.
2. Owners must make sure all guests and managing agents are aware of and follow house rules.
3. All homeowners should exercise unit water shutoff valves periodically to prevent seizing.
4. The dumpster is for household trash only. Construction debris, furniture and large items must be taken to the landfill.
5. All trailers are prohibited onsite and must be garaged.
6. Owners should be aware that the entrance gate opens slowly. Signage will be added.

B. *Owner Comments*

1. Lori Antolovic suggested adding a camera to monitor gate damage. The Board previously considered this idea but deferred the expense due to wi-fi limitations and cost. The Board agreed to install signage as a first step.
2. Lori Antolovic asked if the 20 – 35% insurance increase was included in the 2026 Budget. Noah Orth confirmed the budget will account for it.
3. Rick Thompson asked if any snow removal proposals have been received yet. Noah Orth said they are in progress and will be submitted to the Board for review once received. There was a suggestion to request a bid from Home Sweet Home, as they have a loader parked near the property.

VIII. ELECTION OF DIRECTORS

There were no Board terms expiring in 2025. Noah Orth noted that all five Board terms will expire in 2026 and the Board plans to restructure terms at that time to address simultaneous term expirations.

IX. NEXT ANNUAL MEETING DATE

The next Annual Meeting date will be set by the Board and will be posted on the website.

X. ADJOURNMENT

Motion: Rick Thompson moved to adjourn the meeting at 9:36 a.m. Jason Perkins seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____