

**BACK COUNTRY CABINS
BOARD OF DIRECTORS MEETING
June 1st, 2023**

I. CALL TO ORDER

The meeting was called to order at 2:04 pm. The meeting was held via zoom.

Board members Marcus Baughman, Liz Flynn and Darin DeCarlo were present. A quorum was reached.

Representing Summit Resort Group were Kevin Lovett and Hunter Valdez.

II. OWNERS FORUM

Notice of the meeting was posted on the website.

III. APPROVE PREVIOUS MEETING MINUTES

Liz made a motion to approve the meeting minutes from August 30,2022. Darin seconded this motion and the motion passed.

IV. FINANCIAL REPORT

Financials were reviewed as follows:

December 31st, 2022, Financials.

December 31st, 2022, close balance sheet reported that we closed the year with 18,510.32 in Operating, \$26,766.13 in reserves and \$6,218.47 in deck reserves.

December 2022, profit, and loss reports \$32,550.92 of actual expenditures vs. \$34,662 of budgeted expenditures.

April 30,2023, close financials report \$15,863.19 in operating, \$29,977.17 in reserves, \$6,547.69 in deck reserves.

April 30,2023, profit and loss reports \$13,690.19 of actual expenditures vs. \$13964 of budgeted expenditures.

V. RATIFY ACTIONS VIA EMAIL

The following Board of Directors action via email was considered for ratification and approved.

3-17-2023 2022 Tax return approved

VI. OLD BUSINESS

The following Old Business items were discussed:

A. Reserve Study. The Board discussed the Association capital reserve plan. A proposal was presented from ARS (the original author of the reserve plan) to complete a plan update. At this time, the Board agreed to have SRG review the existing reserve study

and identify upcoming major projects. SRG will review the existing study, identify upcoming projects and report to the Board.

VII. NEW BUSINESS

The following New Business items were discussed:

- A. Summer mailer letters to owners. The Board approved distribution of the summer letter to owners with a modification to include a separate stand-alone section for recycling.
- B. Landscaping projects, the Board directed SRG to obtain options for weed spraying of the main courtyard area. The Board would like to meet with SRG during the week of June 10th to look at the pine tree located by the dumpster and see if there are improvements that can be made to the area. we can do to save the tree and the area around it.
- C. The Board directed SRG to perform an inspection of the unit front doors to see if there is a need for staining/ painting. They would like SRG to obtain an estimate for what it would cost to treat the front doors in need.
- D. The Board discussed purchase and installation of a common bike rack. Liz will investigate options.
- E. The property management agreement renewal is scheduled for July 1, 2023. SRG presented a 1-year renewal agreement with the monthly management fee remaining the same for 2023 and then increasing \$50 per month effective January 1, 2024. The Board will discuss this further.
- F. The HOA Insurance policy renews July 2023. SRG will work with the insurance company to ensure the renewal is completed.

VIII. NEXT MEETING DATE

The next meeting will be a board meeting on Sept 12th, 2023, at 2pm, followed by the Annual meeting on October 17th,2023 at 2pm

The official meeting notice along with the 2024 budget will be sent to Owners September 12th, 2023.

IX. ADJOURNMENT

The meeting was adjourned at 2:51pm

Approved: _____9-12-23_____