



Back Country Cabins Board Meeting Minutes

Date: 5.9.25

Time: 9:03 AM

Location: Zoom

Attendees: Armani SRG, Kevin SRG, Liz, Ashley

Absent: Marcus

I. Call to Order

The meeting was called to order by SRG at 9:03 AM.

II. Roof Leak Inspection

- Ashley reported a previous small roof leak in her unit.
- Plan: SRG to arrange an inspection of the flat roof area above the kitchen.

III. HOA Dues and Unit Improvements

- Ashley confirmed she prepaid her first-year HOA dues through a seller concession.

IV. Financial Review

- September meeting minutes were approved.
Financials were reviewed as follows:

March 31, 2025, Financials.

March 31st, 2025, close balance sheet reports \$10,909 in Operating, \$50,852 in reserves and \$8,745 in deck reserves.

March 2025, profit, and loss reports \$14,719 of actual expenditures vs. \$11,859 of budgeted expenditures resulting in an overage of \$2,860

- \$2,860 expense overage noted, primarily due to:
 - \$1,500 snow removal charge
 - Increased insurance premiums

V. Insurance Policy and Grills

- Discussion on insurance savings if grills were removed.
- Potential policy options:
 - Allowing grills only in common areas.
 - Allowing only electric grills.

- SRG to request updated insurance quotes for both scenarios.
- The group discussed presence of propane fire pits on decks which do not exist.

VI. Drainage Project

- Drainage issue in problematic pooling area discussed.
- Proposal: Town will provide labor and equipment; HOA to pay ~\$500 for materials (cobble).
- Plan: SRG to proceed with town discussions and arrange the project. (Motion made by Ashley 2nd by Liz)

VII. Property Maintenance and Painting

- Maintenance needs, including wood sealing and gravel work, were discussed.
- Ashley volunteered for touch-up painting, including the Dumpster enclosure.
- Compensation to remain under \$600 annually..
- SRG to provide paint codes and materials.

VIII. Bike Storage Solutions

- Discussion of limited bike storage space.
- Potential solutions:
 - Roof bike rack
 - Wall-mounted racks
 - Small bike sheds? Check Decs
- SRG to review HOA declarations to determine feasibility.

IX. Annual Meeting and Management Agreement Renewal

- Annual meeting tentatively scheduled for November, preferably a Friday.
- Management agreement up for renewal in July.
- Proposed \$50/month management fee increase effective January 1, 2026.
- Insurance policy renewal in July; SRG to obtain new insurance quotes due to American Family dropping HOA coverage.

11. Adjournment

- The meeting was adjourned at 9:36am (Motion made by Liz 2nd By Ashley)