

**BACK COUNTRY CABINS
BOARD OF DIRECTORS MEETING
March 22, 2018**

I. CALL TO ORDER

The meeting was called to order at 2:00 pm.

Board members present in person were Joel Pins and Marcus Baughman. Sean Serell attended via telephone. A quorum was reached.

Representing Summit Resort Group was Kevin Lovett.

II. OWNERS FORUM

Notice of the meeting was posted on the website. Owner Craig Howe of Unit A attended via telephone.

The Board and Owner Craig discussed the House Rules, particularly as they apply to parking, as well as the rule violation enforcement structure.

Upon discussion, it was agreed that the house rules would be reviewed and necessary modifications to the rules to incorporate items discussed at previous meetings. Additionally, Joel moved to revise the violation fine schedule to remove the “escalating” fine schedule keeping all fines at \$50 per violation; further, violations would “reset” on January 1st of each year giving each unit Owner a “clean slate” erasing all prior violations and the violation enforcement schedule would start over with a warning.

The Board agreed to waive previously issued parking fines to unit’s A and F. It was noted that Sean Serell recused himself from the vote.

II. APPROVE PREVIOUS MEETING MINUTES

Joel Pins made a motion to approve the minutes of the September 25, 2017 Board Meeting as presented; Marcus seconded and the motion carried.

IV. FINANCIAL REPORT

Financials were reviewed as follows:

2017 Year-End Financials;

December 31, 2017 close balance sheet reports \$4,559 in Operating, \$20,445 in reserves and \$2,349 in deck reserves.

December 31, 2017 close profit and loss reports \$20,571 of actual expenditures vs. \$20,959 of budgeted expenditures resulting in a year end NOI of \$1387.12

Preparation of the 2017 tax return is pending.

Year to Date Financials;

February 28, 2018 close balance sheet reports \$6,279 in Operating, \$19,924 in reserves and \$2,835 in deck reserves.

February 28, 2018 profit and loss reports a year to date expense underage of \$2407. It was noted that TV service billing was pending.

Special Assessment;

The Special Assessment billing has been sent. SRG will follow up on outstanding payments.

V. MANAGING AGENT'S REPORT

Kevin Lovett reported on the following:

Completed items; items completed, in addition to the routine "day to day" items, include:

- Parking lot restriping
- Trash Enclosure construction
- Drainage swale improvements and Irrigation line bury

Report Items; the following report items were discussed:

-CCIOA Required items were reviewed to include:

- HB 1254; SRG reported on the required management fee disclosure
- Conflict of interest policy; the Board completed review of the Conflict of Interest policy
- Annual Disclosure; it is noted that the "Annual Required HOA Disclosure" is completed by way of notice of all HOA documents on line at the Association website; notice of this website is mailed to owners with both the annual owner meeting notice and the post annual meeting minute mailer as well as with the annual budget mailer.

VI. RATIFY ACTIONS VIA EMAIL

Sean moved to ratify the following action completed via email:

9-29-17 2018 Budget for presentation to Owners, approved

Joel seconds and the motion passed.

VII. OLD BUSINESS

The following Old Business items were discussed:

Sundial; Sundial TV and Internet installs have been completed. SRG will ask Sundial if the HOA can disable the pay perview odering feature as there is concern that the HOA will be billed for individual unit owner / renter orders.

Enphase/ solar; The Wifi reporting connection establishment is pending. Joel will talk with Sundial to determine if the wifi signal from either units E or F can be used. If not, the Board approved Sundial installation of an additional wifi router. It was noted that checks are being received from XCEL.

Walking traffic through complex; Joel and Kevin will order “no trespassing” signage in efforts to deter walk through traffic. Joel will also obtain cost estimate from Pete to install two gates with punch code locks.

House Rules/ Covenant and Rule Enforcement; The Board will review the house rules and offer comments for modifications by April 2, 2018. SRG will incorporate updates discussed to the Covenant and Rule Enforcement Policy and send to the Board for review. Amendments will be made per the HOA “Adoption and Amendment” procedure.

Garbage / recycling; The Board discussed the importance of bagging trash and properly recycling. Trash must be bagged to keep the containers clean and avoid cleaning charges from the waste removal company. There is not enough room in the trash container if occupants do not recycle. Detering Trash and Recycle usage by “non Back Country Cabins residents” was discussed to include the addition of a punch code lock.

VIII. NEW BUSINESS

The following New Business items were discussed:

2018 Projects; the following were identified projects for 2018:

- Painting; Joel reported that he has met with the painter and the painter is lined up to complete the painting at Back Country Cabins in early summer. The scope includes replacing boards in need, stain everything that has not been stained already, sand and stain all front doors, paint the stairs at the upper decks and stain between the chinking. Fence linseed oil applications will also be completed for Owners who wish to have the painter complete it and be rebilled. Notice will be sent to Owners with regard to scheduling.
- Picnic Table; SRG will work with Joel to obtain and deliver a picnic table or chair/ table set.

2018 Seasonal (summer) items; the following seasonal items were discussed:

- Heat tape turn off will be completed as weather allows
- Irrigation/ timers will be turned on as weather dictates
- Planters; a reminder will be sent to all Owners on May 15th stating that all planters must be planted by June 30th; any planters not planted by June 30th will be planted and that Owner will be billed.
- Cedar fence/ Railing linseed oil; A reminder will be sent to Owners stating that all fences and railings must have linseed oil applied by September 1st; if application is nto completed by this date, the application will be completed by a cvendor chosen by the Board at the Owners’ expense.

IX. NEXT BOARD MEETING DATE

The next Board meeting will be held in September 2018; SRG will poll the Board August 1st to set the date.

X. ADJOURNMENT

The meeting was adjourned at 3:10 p.m.

Back Country Cabins Condominium Association

Board of Directors Meeting

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Approved : _____ Approved 9-6-18_____