

**BACK COUNTRY CABINS
BOARD OF DIRECTORS MEETING
March 25, 2022**

I. CALL TO ORDER

The meeting was called to order at 2:00 pm and was held via zoom.

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

Representing Summit Resort Group was Kevin Lovett.

II. OWNERS FORUM

Notice of the meeting was posted on the website.

III. APPROVE PREVIOUS MEETING MINUTES

Marcus made a motion to approve the minutes of the April 13, 2021 Board Meeting Darin seconded, and the motion carried.

IV. FINANCIAL REPORT

Financials were reviewed as follows:

December 31, 2021, Financials;

December 31, 2021, close balance sheet reports \$16,257 in Operating, \$39,308 in reserves and \$6,243 in deck reserves.

December 31, 2021, profit and loss reports a year end operating expense underage of \$2,444.

The 2021 yearend tax return has been filed. \$0 was owed.

January 31, 2022, Financials;

January 31, 2022, close balance sheet reports \$15,210 in Operating, \$40,106 in reserves and \$6,243 in deck reserves.

January 31, 2022, profit and loss reports \$3,360 of actual expenditures vs. \$3,268 of budgeted expenses.

V. RATIFY ACTIONS VIA EMAIL

The following Board of Directors actions via email were considered for ratification:

12-1-21 Resort Internet Agreement; The Board approved the agreement provided by Resort Internet on 12-1-21. Unfortunately, after acceptance of the proposal Resort

Internet pulled their proposal and canceled the agreement as they were unable to provide service as originally planned.

10-2-21 2021-22 Snowplow contractor; The Board approved Summit Snow to provide snow removal services after Russ Wolfe passing and his company was unable to provide snowplow services.

Upon review, the 10-2-21 Snowplow contractor selection action via email was ratified.

VI. OLD BUSINESS

The following Old Business items were discussed:

A. Internet; Internet at Back Country Cabins was discussed. As previously noted, Sundial Communications is no longer working in Summit County, and they have ceased providing internet to the Back Country Cabins HOA and Owners. The Board has worked to establish an alternative “bulk/ discounted” internet service for the Back Country Cabins Owners. Unfortunately Resort Internet has pulled their initial proposals as they do not have sufficient bandwidth in our area of Frisco. Resort Internet has suggested an approach that would include Back Country Cabins contracting with Comcast to provide a common modem to the complex, then, Back Country Cabins also contracting with Resort Internet to distribute the internet signal to each unit. Concerns expressed with this option included:

- At 200 MBPS, will this be sufficient to provide adequate internet to each unit?
- The contract term from Resort Internet is 5 years and Comcast 3 years, what happens if Comcast does not renew for 2 additional years while the Resort Internet contract remains in place.
- What is the pricing difference between this Comcast/ Resort Internet approach vs if individual Owners contracted with an internet provider on their own?
- If there is an issue with internet, an Owner would need to pursue both Comcast and Resort Internet to determine where the problem lies.

Additionally, the question was raised as to whether or not the HOA could contract with Comcast for the common internet modem and then have a wifi distribution system set up to provide internet to each unit without the involvement of Resort Internet.

Upon discussion, Marcus will investigate the options further and report to the Board.

C. Insurance renewal; The HOA insurance policy renews in July 2022. SRG will email the Board renewal details.

D. Annual Disclosures; The following Annual Disclosure items were reviewed:

- Conflict of Interest Policy; Per CCIOA requirements, the Board reviewed 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”

VII. NEW BUSINESS

The following New Business items were discussed:

A. 2022 Projects; The primary project for 2022 is exterior building painting. SRG presented bids from three contractors for this year's painting. Upon review, the Board agreed to meet with Summit Color Service on site to discuss the proposal and the painting scope.

B. Window Washing; The Board agreed to complete exterior window washing as an HOA provided project. SRG will coordinate. Additionally, an option will be presented to Owners to have their window interiors cleaned at the individual Owners expense.

C. Summer mailer to owners; The summer mailer to Owners was reviewed. This will be sent in May.

D. Landscape plans 2022; Landscape plans for 2022 were discussed to include irrigation turn activation, tree treatments and monthly trimming. SRG will work to schedule these items.

E. Neighboring property, Trees; The Board discussed the tree removal that occurred this past summer on the neighboring new development property. It was noted that the removal of these trees has created a reduction of screening and privacy for the Back Country Cabins Owners of units B, D and F. The developer of the neighboring property has acknowledged the removal and presented a site landscaping plan. SRG will coordinate a meeting on site with the neighboring developer, Board members and Owners of units B, D and F to view and discuss replacement plantings.

F. Property Management Agreement renewal; The Back Country Cabins/ SRG Property Management Agreement renews this July 1, 2022. A 1-year renewal is proposed with a \$47.50 per month increase effective 1/1/23. The Board will discuss.

G. 2022 Annual Owner Meeting; The 2022 Annual Meeting will be held in October. The meeting will include the 2022 budget ratification. SRG will poll the Board to set the date.

VIII. NEXT MEETING DATE

The next Board of Directors meeting will be held in August 2022. SRG will poll the Board for the date.

IX. ADJOURNMENT

The meeting was adjourned at 3:01 p.m.

Approved: _____ 8-30-22 _____