

**BACK COUNTRY CABINS
BOARD OF DIRECTORS MEETING
April 13, 2021**

I. CALL TO ORDER

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

Board members Marcus Baughman 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 September 2, 2020 Board Meeting Darin seconded, and the motion carried.

IV. FINANCIAL REPORT

Financials were reviewed as follows:

February 28, 2021 Financials;

February 28, 2021 close balance sheet reports \$14,493 in Operating, \$34,435 in reserves and \$5,433 in deck reserves.

February 28, 2021 profit and loss reports a year end operating expense underage of \$1767.

V. RATIFY ACTIONS VIA EMAIL

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

3-17-21 2020 Tax returns, approved

2-9-20 Board of Directors position appointment, approved

10-12-20 Unit B Pavers, approved

Upon review, Marcus moved to ratify; Darin seconds and the motion passed.

VI. OLD BUSINESS

The following Old Business items were discussed:

A. Roof snow stops/ gutter cleaning; It was noted that new “stronger” roof snow stop anchors were installed last Fall. While it was a mild Winter, the anchors did hold. Additionally, all gutters were cleaned in Fall 2020. Gutter cleaning will take place again in Fall 2021.

B. Security cameras; There are four security cameras located on site. The manufacturer has gone out of business and there is no longer support for the system software. There is no ongoing expense for the system. The system was installed by Sundial. Sundial will be contacted to complete a site visit to help determine what length of time the DVR holds, what the range of view is for each camera and to confirm procedures for viewing footage.

C. Insurance renewal; The HOA insurance policy renews in July 2021. SRG will email the Board renewal details.

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

-HB 1254; Per HB 1254 requirements, SRG presented the annual management fee disclosure

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

VII. NEW BUSINESS

The following New Business items were discussed:

A. 2021 Projects; 2021 projects were discussed to include:

-Exterior touch up painting as needed

-Exterior log siding chinking inspection and repairs

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 2021; Landscape plans for 2021 were discussed to include irrigation turn activation, tree treatments and monthly trimming. SRG will work to schedule these items.

E. Property Management Agreement renewal; The Back Country Cabins/ SRG Property Management Agreement renews this July 1, 2021. A 1-year renewal is proposed with a \$25 per month increase effective 1/1/22. The Board will discuss.

F. 2021 Annual Owner Meeting; The 2021 Annual Meeting will be held Tuesday October 5, 2021 at 10:00 am MTN via Zoom. The meeting will include the 2022 budget ratification.

VIII. NEXT MEETING DATE

The next meeting will be the 2021 Annual Owner Meeting scheduled for Tuesday October 5, 2021 at 10:00.

IX. ADJOURNMENT

The meeting was adjourned at 2:42 p.m.

Approved: _____ 3-25-22 _____