

**BACK COUNTRY CABINS
BOARD OF DIRECTORS MEETING
May 29, 2019**

I. CALL TO ORDER

The meeting was called to order at 4:00 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. There were no owners other than Board members in attendance.

III. APPROVE PREVIOUS MEETING MINUTES

Marcus made a motion to approve the minutes of the February 22, 2019 Board Meetings; Joel seconded, and the motion carried.

IV. FINANCIAL REPORT

Financials were reviewed as follows:

Year to Date Financials;

April 30, 2019 close balance sheet reports \$6,362 in Operating, \$22,150 in reserves and \$3,648 in deck reserves.

April 30, 2019 profit and loss reports a year end operating expense overage of \$75. Areas of significant expense variance were reviewed.

Tax Return; Submittal of the 2018 tax return was completed.

V. RATIFY ACTIONS VIA EMAIL

There were no actions taken via email since the last Board meeting.

VI. OLD BUSINESS

The following Old Business items were discussed:

Metal railing cap installation; The Board discussed the installation of metal caps installed on deck railings. Upon discussion, the Board approved proceeding with the project.

Roof snow bars/ conversion of diverters to "gutters"; The Board discussed the possible projects of installing roof snowbars as well as replacing existing diverters with "gutters". The Board agreed that at this time, these possible projects would not be pursued.

Fence/ Gate install Walking traffic through complex; The Board discussed the addition of a fence/ locking gate. The Board agreed that at this time, this project would not be pursued. The

Board further agreed to take it off of future agendas, but recognized that the project could be discussed further as needed.

Parking signs; Parking Signs at the property was discussed. The Board agreed to install the following signs:

- Unit ID “letter” parking signs (with arrows pointing to parking spot if necessary)
- “Private Property, Back Country Cabins Owners and Guests Parking Only, Parking Permit Required, No Trespassing, Violators will Be Towed” signs

Securing signage to “boulders” rather than “post in bucket” will be explored.

It was noted that a “post” that is in the parking lot at the front of the complex will be removed.

Parking Spaces; The Town of Frisco will be contacted to determine if the front parking spaces can be dedicated to Back Country Cabins, with appropriate signage.

Trees; The tree installation as approved at the 2018 Annual Owner Meeting will take place this Spring. The annual tree treatments will also be completed.

Landscaping; It was noted that Ceres would be contacted to complete the irrigation and landscape spring start up. SRG was instructed to weed eat the common walk once per month.

Picnic Table; The Board discussed the possible purchase and installation of a picnic table on the common deck. Upon discussion, the Board agreed to not proceed with the purchase and installation of a picnic table purchase as there was not much interest from the Owners and the picnic table may create an attractive nuisance from non-Back Country Cabins residents.

Garbage enclosure lock; The Board agreed to proceed with the installation of a lock on the garbage enclosure.

VII. NEW BUSINESS

The following New Business items were discussed:

Insurance Renewal; The 2019-20 HOA insurance renewal was presented. Upon discussion, the Board agreed to complete the renewal.

Owners to keep exterior spaces around units clean; Coming out of Winter, there is trash and other miscellaneous items that are outside of units that Owners will be asked to clean up. If the items are not cleaned up by June 30th, the HOA will clean up and bill the Owner. Owners are also reminded that bikes are not permitted to be stored outside of unit nor locked to fences.

Fence Linseed oil; It was noted that the fences were treated in 2018 with Linseed Oil. The necessity to treat them again in 2019 will be investigated.

Summer mailer to Owners; The Board discussed content to be included in summer mailer to Owners. Items to include in the mailer are reminder of flower box planting (flower boxes must be planted by June 30th) and a reminder to keep exterior space around units clean and free of prohibited items such as stored bikes. Additionally, if it is recommended to treat fences with linseed oil, notice will be sent to Owners.

Storage locker door; The bottom of the storage locker door is beginning to rot due to moisture. The addition of a “sleeve” to protect the door will be investigated.

Wifi box, “enclosure”; It was noted that a small enclosure will be built to house and protect the wifi router that is located in the storage room.

EV Charging Station; The Board discussed additions of “EV Charging Stations” (electric vehicle). If an Owner is interested in installing an EV Charging Station, that owner is to send proposal for the installation to the Board for review.

Property Management Agreement renewal; The Property Management Agreement is scheduled to renew this coming July 1, 2019. Upon review, the Board approved the renewal as presented with Summit Resort Group.

Neighboring Development; The Board briefly discussed the neighboring development under construction.

VIII. NEXT BOARD MEETING DATE

The next meeting will be the 2019 Annual Meeting scheduled to be held in August 2019. The SRG will poll the Board to schedule the exact date and notice of the meeting will be sent out to Owners in accordance with the Governing Documents.

IX. ADJOURNMENT

The meeting was adjourned at 5:01 p.m.

Approved: _____ 2-5-20 _____