

**BACK COUNTRY CABINS ASSOCIATION
ANNUAL HOMEOWNER MEETING
November 15th, 2024**

I. CALL TO ORDER/ INTRODUCTIONS

The Back Country Cabins Condominium Association Annual Homeowner Meeting was called to order at 9:00 am via Zoom.

Owners present were:

Liz Flynn, Unit A, Board Member
Ashley DeGrouchy Unit C, Board Member
Marcus Baughman, Unit E, Board member
Michele Hope, Unit B, Owner
Unit F was represented by proxy.

Representing Summit Resort Group was Kevin Lovett.

II. STATEMENT OF COMPLIANCE WITH PROCEDURES FOR NOTICE OF MEETING/ QUORUM

Notice of the meeting was sent October 15, 2024. With 4 units represented via Zoom a quorum was confirmed.

III. APPROVAL OF PREVIOUS MEETING MINUTES

Liz made a motion to approve the minutes of the November 16, 2024 Annual Owner Meeting as presented. Marcus seconds, and the motion carried.

IV. FINANCIAL REPORT

The following financial report was reviewed;

Financial Report as of September 30, 2024:

September 30, 2024, close financials report that we have \$18,371 in Operating, \$45,618 in reserves and \$8,179 in deck reserves.

September 2024 financials report \$29,124 of actual expenditures vs. \$28,979 of budgeted expenditures.

2025 Budget

The 2025 Budget was presented and reviewed. The 2025 Budget projects an overall increase in expenses resulting in a 4% increase in dues.

Revenues and expenses were discussed. The primary area of expense increase for 2025 was insurance.

Upon discussion, it was noted that there was no opposition to the budget as proposed and the budget was ratified.

V. OWNER EDUCATION

SRG presented an Owner Education piece on Insurance. The current HOA policy is set to renew this coming July 2025. In addition to the HOA policy, Owners were reminded to have individual insurance "HO6" policies to include coverages for Contents Coverage, Liability and Loss of Use. It was suggested that each individual show the HOA's insurance policy to their particular agent to allow them (the agent) to ensure proper coverage is in place.

VI. OLD BUSINESS

It was noted that 2024 was a fairly quiet year with regard to projects completed. Minor touch up painting was completed, gutters have been cleaned, heat tapes activated, and the snow plow contractor is in place for this Winter.

SRG will check with the Town of Frisco to determine if/ when the gravel addition to the east parking area project will take place.

VII. NEW BUSINESS

There were no New Business items discussed.

VIII. OWNERS FORUM

All Owners were presented the opportunity to speak during the Owners Forum.

An Owner noted that additional touch up painting is needed on the fascia of unit B; SRG will put this on the list for 2025.

An Owner inquired about tree trimming. It was noted that Owners are welcome to trim trees near their unit and the HOA has a tree trimmer tool in the storage shed. Owners can contact SRG if there is a tree trimming need that they cannot reach.

The Owners discussed parking (where to park) and snow shoveling.

The Owners discussed the solar panels on the storage / garage building. It was noted that the solar panels are only hooked into the common area electric and help to offset power for common area lighting. The solar panels do not provide any power to the individual units.

The Owners discussed heat tape. SRG reported that all heat tapes have been turned on, but it is good for Owners to help monitor and reach out to SRG if there are any concerns.

IX. ELECTION OF BOARD OF DIRECTORS

Marcus moved to elect Liz to another term; Michele seconded and the motion passed.

X. ADJOURNMENT

With no further business, the meeting adjourned at 9:36 am.

Approved: _____