

**CAMPFIRE MOUNTAIN HOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING  
November 9, 2021**

**I. CALL TO ORDER/INTRODUCTIONS**

The Campfire Mountain Homes Association Board of Directors Meeting was called to order at 8:04 a.m. via videoconference.

Board Members Present Were:

Jason Perkins, President, #10	Joanne Quinn, Vice President, #5
Bob Hassler, Treasurer, #4 (joined at 8:20 a.m.)	Mike Hanley, Secretary, #11
Mike Wiesbrook, Director, #1	

Representing Summit Resort Group (SRG) were Kevin Lovett and John Morgan. Erika Krainz of Summit Management Resource transcribed the minutes from recording.

**II. BUSINESS**

*A. Decks*

Two new decks will be installed. Jason Perkins suggested switching to a maintenance-free powder-coated aluminum railing. It was clarified that all owners will not be required to change their railings immediately, but will have to install the same materials when they do replace their railings. The style is pretty generic and should be available in future years. The railings have a 25-year warranty. Joanne Quinn suggested having an inspection of all decks and railings to determine the overall conditions.

**Motion:** Jason Perkins moved to approve installation of the metal railings. Mike Hanley seconded and the motion carried.

*B. Gate*

Jason Perkins emailed the County representative several times about the gate but has not received a response. He will call him tomorrow.

**Action Item:** John Morgan will communicate with Jason Perkins about his contact at the County and try to contact the individual regarding expediting the gate approval.

*C. Roofs*

Jason Perkins said the roofs will probably need replacement next year. Mike Hanley suggested putting this project at the top of the agenda for the September meeting. Bob Hassler said the question is if the roof of #14 needs immediate replacement, although it is too late to undertake the project this year. John Morgan contacted Turner Morris, who referred him to the previous inspection report from 2019 or 2020, which recommended roof replacement. There was discussion about a phased approach versus replacing all roofs at one time. John Morgan cautioned that there would likely be increases to the costs for materials and labor in a phased approach, but noted the cost for materials is at an all-time high right now. The cost for roofing

materials is driven by the cost of petroleum. There would be economy of scale and less disruption with doing all roofs at the same time. Options for funding the project would include a Special Assessment or a loan, with the repayment built into the monthly assessments.

Jason Perkins left the meeting at 8:24 a.m.

There was discussion about the options for roofing materials, which are DaVinci (composite), asphalt shingle or metal. John Morgan anticipated that heat tape would probably still be necessary with any of the materials in certain areas to prevent ice dams.

**Action Item:** John Morgan will request bids from Northwestern, Turner Morris and a third roofing contractor for asphalt shingle and metal roofs.

### **III. ADJOURNMENT**

The meeting was adjourned at 8:59 a.m.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature