

**CAMPFIRE MOUNTAIN HOMES ASSOCIATION
ANNUAL HOMEOWNER MEETING
August 29, 2020**

I. CALL TO ORDER

The Campfire Mountain Homes Association Annual Homeowner Meeting was called to order at 9:03 a.m. via Zoom Video Conference.

Board Members Participating Were:

Steve Martin, President, #6
Mike Hanley, Secretary, #11
Bob Hassler, Director, #4

Joanne Quinn, Vice President, #5
Jason Perkins, Treasurer, #10
Mike Wiesbrook, Director, #1

Homeowners Participating Were:

John Pierson, #12
Portia Cirome & Andy Swanson, #7
Richard Arsenault, #9

Representing Summit Resort Group were Kevin Carson, Kevin Lovett and Katie Kuhn.

II. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM

Notice of the meeting was sent July 31, 2020. With units represented in person or by proxy a quorum was confirmed.

III. REVIEW MINUTES OF LAST MEETING

Motion: Steve Martin moved to accept the 2019 Annual Meeting minutes as presented. Jo Quinn seconded and the motion carried.

IV. TREASURER'S/FINANCIAL REPORT

A. Year-to-Date Balance Sheet/Income Statement

Katie Kuhn reported that as of July 31, 2020 the Association had \$4,047 in Operating, \$191,440 in Reserves

July 31, 2019 P & L reports actual expenditures year to date of \$69,841 vs. \$76,026 of budgeted expenditures (year to date underage of \$6,184). The biggest areas of variance included:

- Insurance – \$900 under budget
- Repairs and Maintenance - \$708 under budget
- Snow Removal - \$3,877 under budget

All reserve transfers have been made this fiscal year!.

B. 2021 Budget Ratification

The 2021 Budget as drafted included no increase to dues.

Motion: Jo Quinn moved to approve the 2021 Budget as presented. Jason Perkins seconded and the motion carried.

V. MANAGING AGENTS REPORT

- A. *Completed Projects*
 - B. Fire systems inspections
 - C. Weed spraying
 - D. Speed bump relocated
 - E. Deck staining
 - F. Tree spraying and feeding
 - G. Fire alarm control panel repairs
 - H. Sinkhole repair
- B. *Upcoming Projects*
 - 1. Masonry repairs
 - 2. Roof inspection and repairs
- C. *Annual Owner Education*

Information was included in the meeting packet regarding HOA fees.

VI. OLD BUSINESS

- A. *Speed Bump or Gate Installation*

Jo Quinn reported that she and Jason Perkins have been in touch with the county on making Snake River Road a private road instead of having a public easement. If the road is deemed private, a gate or bollards can be installed to limit traffic through the community. Mike in Unit 1 reminded owners that the property line is not far from the edge of his driveway, and if there's bollards installed at the end his driveway will likely be used as a turn around spot.

VII. NEW BUSINESS

- A. *Gutter and Heat Tape*

Andy Swanson noted that his heat tape was not working properly. The roofs will be inspected and Katie will ask for them to evaluate the heat tape on unit 7 thoroughly for any splits.

B. Hose spigots

Jason Perkins is having plumbing work completed on his unit, and they will replace the broken spigot at the same time. The Board approved the repair, and Jason will submit the invoice to SRG for reimbursement.

C. Wooden Deck Posts

The wooden deck posts are starting to crack, and SRG will get pricing to cap the posts to prevent further wood rot and water intrusion. Jason Perkins noted that there is an epoxy that can be put on top as well. Katie will investigate the options.

D. Trees

Unit 10 and 11 have a sick and unhealthy tree between their units. SRG will have Ascent Tree evaluate and recommend any services that may help. The Board also requested that Ascent Tree or another arborist perform tree pruning around the property.

E. Touch Up Painting

SRG will coordinate touch up painting along the garage doors where there is raw wood.

F. Road Signage

SRG will order a sign for "Snake River Road" to mount above the stop sign.

VIII. ELECTION OF DIRECTORS

Steve, Mike H, Bob, Jason, and Mike W's terms expire at the end of the meeting and all were willing to volunteer again. John Pierson also volunteered to be on the Board.

Motion: Jo Quinn moved to elect Steve, Mike H, Bob, Jason, and Mike W, and John to the Board. Jason Perkins seconded and the motion carried.

IX. NEXT MEETING DATE

The 2021 Annual Meeting is scheduled for August 28th at 9am.

X. ADJOURNMENT

The meeting was adjourned at 9:49 a.m.

Approved By: _____

Board Member Signature

Date: _____