

**CAMPFIRE MOUNTAIN HOMES ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
August 31, 2019**

**I. CALL TO ORDER**

The Campfire Mountain Homes Association Annual Homeowner Meeting was called to order at 9:02 a.m. at the Keystone Fire Department.

Board Members Participating (\*via teleconference) Were:

Steve Martin, President, #6	Joanne Quinn, Vice President, #5
Mike Hanley, Secretary, #11*	Jason Perkins, Treasurer, #10
Bob Hassler, Director, #4	Mike Wiesbrook, Director, #1

Homeowners Participating (\*via teleconference) Were:

Mike Quinn, #5	Alan Thorson, #13*
Portia & Andy Swanson, #7	

Representing Summit Resort Group were Kevin Lovett and Katie Kuhn. Margot Mayer of Summit Management Resource was recording secretary.

**II. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM**

Notice of the meeting was sent July 31, 2019. With units represented in person or by proxy a quorum was confirmed.

**III. REVIEW MINUTES OF LAST MEETING**

**Motion:** Bob Hassler moved to accept the September 1, 2018 Annual Meeting minutes as presented. Steve Martin 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, 2019 the Association had \$2,914 in Operating and \$148,523 in Reserves.

The year-to-date Profit and Loss reflected a \$3,882 unfavorable variance to budget. Significant variances included:

1. Repair and Maintenance - \$1,601 unfavorable to budget due to roof maintenance.
2. Water and Sewer - \$1,495 favorable to budget.
3. Insurance Claim - \$4,852 unfavorable to budget due to expenses for a sewer backup.
4. Reserve Contributions - \$7,630 unfavorable to budget due to two transfers not being made based on cash flow. The account balances will be monitored and transfers will be made as funds allow.

*B. 2020 Budget Ratification*

The 2020 Budget as drafted included no increase to dues. A new trash vendor was hired resulting in annual savings of \$1,200.

**Motion:** Steve Martin moved to approve the 2020 Budget as presented. Joanne Quinn seconded and the motion carried.

**V. MANAGING AGENTS REPORT**

Katie Kuhn reported that landscaping upgrades were budgeted for \$500 and were rolled into the next year. Roof replacement is scheduled in 2021/2022.

*A. Completed Projects*

1. Inspected the fire system.
2. Sprayed the weeds and trees.
3. Roof repairs from the 2018 inspection report were made.
4. Repaired the backflow.
5. Replaced leaking hose bibs.

*B. Upcoming Projects*

1. Touch up painting – Garages were not included in the touch up painting project. Owners should contact Katie Kuhn to report areas that need attention.

*C. Annual Owner Education*

Information was included in the meeting packet regarding the decisions that are made by the Board versus individual owners.

**VI. OLD BUSINESS**

*A. Speed Bump*

Al Thorson said he had asked last year that the portable speed bump be removed in front of his driveway. This did not occur and he plans to remove it himself. Katie Kuhn explained that she had informed him the Board decided against the removal, the speed bump is common property and he is not authorized to remove it. He requested reconsideration of the decision and to move the speed bump about 15 feet so he does not hit it when he backs out of his driveway. The Board will review the request and take into account drainage and other issues that may arise if it is moved.

**VII. NEW BUSINESS**

*A. Gutter and Heat Tape*

A roofing company will inspect the roof and heat tape and owners will be notified if heat tape needs to be added. Each owner is responsible for their heat tapes, gutters and repairs.

*B. Roof Replacement*

Joanne Quinn asked about the roof replacement bid and budget. Currently there is \$260,000 in the budget for replacement, but it may be less once the project is sent out to

bid. There was a brief discussion about what type of roof will be installed. Katie Kuhn said different roof options will be discussed when the time comes to finalize the project.

*C. Homeowner Dues Increase*

An owner asked about past dues increases. It was explained that the large increase from 2018 was to increase Reserves to avoid a Special Assessment for the roof. The 2019 increase was inflationary. Before this increase, the dues had not increased in about ten years.

*D. Window Replacement*

Replacing windows is an owner responsibility. Katie Kuhn asked owners to email her if they want to replace their windows so she can inform the Board. She will determine if the Association has a window replacement policy.

*E. Recognitions*

Steve Martin thanked Kevin Lovett, Katie Kuhn and Mike Webb for their work on behalf of the Association. Joanne Quinn thanked Jason Perkins for picking up trash.

*F. Keystone Owners Association Meeting and Owner Education*

The Association belongs to the Keystone Owners Association. A Board education session, which is open to all owners, will be held on September 14, 2019.

*G. Traffic from Snake River Village*

Joanne Quinn asked if it would be possible to install a free-standing barrier to prevent car traffic through the complex. The road is a public easement and a variance permit would be needed to install any kind of barrier. After discussion, she volunteered to work with Jason Perkins to research the requirements for applying a variance permit. The exact location of the property line will need to be determined to ensure a barrier will not impede access to the driveway of Unit 1.

*H. Shed Door*

An owner said that the door to the gas meter shed by Unit 5 and at the end of Unit 9 jams. Katie Kuhn will follow up.

*I. Oil Spill in Dumpster Area*

An owner noted that there was a big oil spill in the dumpster area. Jason Perkins explained that it was hydraulic fluid from the dump truck. The spill has been cleaned up.

## **VIII. ELECTION OF DIRECTORS**

Joanne Quinn's term expired and she indicated her willingness to run again. There were no other nominations from the floor.

**Motion:** Jason Perkins moved to elect Joanne Quinn. Andy Swanson seconded and the motion carried.

## **IX. NEXT MEETING DATE**

There was discussion about when the next meeting should be held. It was decided to schedule the next Annual Meeting in spring 2020.

**X. ADJOURNMENT**

The meeting was adjourned at 9:40 a.m.

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