



Back Country Cabins Board of Directors Meeting

Date: September 12, 2025

Time: 10:00 AM

Location: Zoom

Attendees: Marcus, Ashley, Liz

Representing SRG: Armani and Kevin

I. Call to Order & Approval of Minutes

- The meeting was called to order by SRG at 10:03 AM.
- Approval of May 9, 2025 minutes was requested.
- Motion to approve made by Marcus, seconded by Ashley. Motion carried.

II. Financial Report – July 2025

- Total assets: **\$72,338**
 - Operating: \$8,882
 - Reserves: \$54,335
 - Deck reserves: \$9,120
- Expenditures: **\$30,719** (approx. \$4,162 over budget of \$26,557).
- Overages due to:
 - Snowplowing and shoveling costs (large November storm).
 - Insurance premiums (+\$2,476).
 - Water (+\$214, 18% over budget).
- It was noted that budgeting should not assume extreme storm events.

III. Property Maintenance & Repairs

- **Re-flashing project:** Two bids reviewed.
 - Leo's Roofing: \$3,510 (approved).
 - Brian Waite: \$4,089 (not approved).
- **Paint touch-ups:** Ashley reported work completed on south-facing walls, garages, dumpster, and handrail. She will send receipts for paint purchases.
- **Rotten boards:** Replacement needed at the upper patio where snow accumulates. Ashley and Garrett to develop a replacement plan. Photos/videos to be shared.

- **Roof issues:**
 - Leo to inspect common area carport roof for leaks.
 - Leo to check Ashley's roof for potential ice dam / leak issues.
 - Leo to inspect gutter blockage on the north side of Unit F.
 - **Courtyard improvements:** Marcus and Ashley to work with landscaper Niels Lunford to provide proposals before the November annual meeting.
-

IV. 2025–2026 Budget & Reserve Planning

- Draft budget shows a **20% increase**, primarily due to insurance (+21%).
 - Management fees increasing by 8%.
 - Utilities (water, internet, TV) with modest increases.
 - Board discussed reducing reserve contributions to offset costs.
 - Largest future reserve projects: roof replacement and full complex repainting.
 - SRG to provide ballpark estimates for:
 - Roof replacement (capital planning).
 - Painting costs with a 10% inflation adjustment.
 - Budget approval postponed until November, with updated numbers from SRG.
-

V. Annual Meeting

- Date set for **Friday, November 14, 2025 at 10:00 AM.**
 - Budget to be finalized and approved in advance to meet the 30-day notice requirement.
-

VI. Next Steps / Action Items

- **SRG:**
 - Obtain rough estimate for roof replacement.
 - Review past painting bids and provide updated estimates (+10%).
 - Contact Leo regarding:
 - Upper common area board replacements.
 - Ashley's carport leak and roof ice dam concerns.
 - Gutter blockage at Unit F.
 - **Ashley:** Submit paint receipts to SRG.
 - **Ashley & Garrett:** Plan for replacing rotted patio boards.
 - **Marcus & Ashley:** Gather landscaping proposals for courtyard improvements.
 - **Board:** Review and approve 2025–26 budget within 2 weeks.
-

VII. Adjournment

- With no further business, the meeting was adjourned.