

## Boyne Mountain Cabins Condominium Association

2015 Annual Meeting

May 23, 2015

The annual meeting of the Boyne Mountain Cabins Condominium Association was held in Graz of the Mountain Grand Lodge, 1Boyne Mountain Road, Boyne Falls, Michigan.

**Call to Order:** 8:59 a.m.

**Present:** Board of Directors: Jean Barnes, 811 C&D – President  
Jim Rajewski, 821 – Vice President/Treasurer  
Steve Rice, 847 – Secretary  
Cindy Johnson-Minkwic - Developer

Owner Services: Amy Smith  
Ruth Ann Wilson

Owners: Webb Barnes, 811 C&D Karl & Hilary Kuebler, 802  
Mark & Sandee Voog, 818C Paul & Debbie Boone, 818D  
Lou & Sandy Conrad, 826 Jeff & Terri Harris, 822  
John Long, 844  
Brian & Bridgit Hermann, 818A

### Report of Officers:

#### President:

Jean Barnes directed introductions of all present.

Jean Barnes reported Association Dues and Delinquency Report. The association is doing well on collecting dues. There is one cabins in arrears, and a lien on the property. The rest of the association dues are current and in good standings.

#### Vice President:

Jim Rajewski asked all present for approval of minutes. There were no questions or comments for minutes from 2014. Webb Barns, 811C&D motioned to approve the minutes and Jeff Harris, 822 seconds the motion. Motioned carried.

Ski Return, Jim and Steve Matthews met on a few options for Ski Return and a proposed return will be put in place before 2015/2016 ski season. This return will be to the right of the Alpine chair and will follow along the trail in place to Cabin 843. The trail will be clear cut more to allow groomers through and signage will be put in place by the fall. Owners asked to be contacted to walk the grounds once signage is in place to look at the new return before ski season.

#### Secretary/Treasurer:

Financial Review – Jim reported that financials show the recent quarter contributions and overall trending with the annual budget for the year. A change in the firewood budget to increase that is offset by the snow removal. Snow removal will remain the same for the budget, but was under budget by \$5,000.

#### Association Managers Report:

State of the Resort – *McLaren Northern Michigan* has withdrawn the medical facility that was to be located at current Ski School location. This was mainly due to funding pertaining to the medical care acts and no funding available to manage another off site location. *Mountain Coaster* – there are plans in place to have coaster by 2016/2017. The coaster will run all year and will be located by Eriksen's patio to load, will go up to

Meadows and down Cold Springs bring back to loading area. *Lacrosse Fields* – are on hold for Boyne's capital expenses until 2016. Plans are in place with True Lacrosse Michigan and True Lacrosse Chicago to hold camps Sunday through Thursday. There is a field currently holding tournaments/games next to the airport. *Village Lane Kiosk* – vendors will be set up in kiosks around Village Lane to give guests more options for souvenirs and food and beverage outlets. This is set for expansion next ski season. *Bike Path* – Will lead into Boyne City partnership the Northern Michigan Trails Council, set to be completed this year. *Disciples High Speed Lift* – is currently on hold. The lift is still on the docket and will depend on capital expenses when lift will be put in.

**Cabin Staining** - There are two bids, McKillip paint and Quality First for cabin staining.

Owners that are up for staining have been contacted to reach out to the contractors to schedule. Owners' asked if there is a cabin that is not in compliance with the upkeep of their cabin if there is anything that can be done. Jim Rajewski stated there are actions the board can do to force compliance such as adding dues assessment to quarterly dues for specific cabin. If owner still does not comply, placing a lien on the property until improvements are made. It is the owners responsibility to hire the contractor and oversee the work. Another reminder letter will be sent to all owners to make arrangements.

**Landscaping/Chimney Cleaning/Window Cleaning** – Will follow the same services as in the past for each. Landscaping is underway and should be completed within the next few weeks. Chimney Cleans will take place in the fall around October/November like in years past. Window Cleaning has been completed for the spring clean-up.

More trash receptacles will be built this summer. Boyne maintenance will continue to make repairs on all damaged waste bins until the new bins are in place.

#### **Audit Review:**

Changes to the Michigan Condo Act requires an audit or review to take place on an annual basis. The members can vote annually to waive the audit. The board has agreed to perform a review of 2014 for the cost of \$1,500. Audit reviews will be performed on a three year rotation unless changes are made by the board. All results on the audit will be shared with cabin owners.

#### **Elections:**

There are up to 3 positions available. Jean Barnes is up for election and Jeff Disher is on the ballot for election. No others came forward for nomination. Jim Rajewski motioned for Jean Barnes and Jeff Disher to be elected, Paul Boone 2<sup>nd</sup> the motion. Motion carried.

#### **New Business:**

**Roof Repairs – Chimney/Leak Issues** – There are potential problems for some if not all of the chimneys/ roofs at Mountain Cabins. There was a recent evaluation completed on Cabin 818 showing repairs to roof were evident. Project overall review, chimney flashing and saddle were constructed incorrectly and undersized, the roof to wall and pitch change flashings are incorrect along with the cap and rake edge trim and panels were not hooked to the drip edge. All these issues are allowing water under the roof system causing the carpenter ants to settle in. The cost to repair roof for Cabin 818 is estimated at \$27,800.00. Owners of Cabin 818 Paul and Debbie Boone would like to set up a meeting with Steve Matthews from reality for discovery review within the time frame of purchase. Board agreed that letter needed to be sent to all owners alerting them to the potential problem to their cabin for owners to make the decision to repair. The board directed Boyne to contact all owners and alert them to the roofing problems that have been identified up to this point. It would be prudent to have all owners make arrangements to have their chimney inspected to see if this issue affects your unit. A formal letter directing all owners to have their chimney and roof inspected is forthcoming. The owner is responsible for this expense.

#### **Adjourn:**

11:42am Motion by Webb Barns and second by Hilary Kuebler. Motion carried.