

## Boyne Mountain Cabins Condominium Association

2016 Annual Meeting

May 28, 2016

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

**Call to Order:** 9:04am

**Present:**

Board of Directors:	Jean Barnes, 811C&D – President	
	Jim Rajewski, 821 – Vice President	
	Steve Rice, 847C	
	Jeff Disher 832	
	Cindy Johnson-Minkwic	
Owner Services	Tiffany Fiducia	
	Dawn Bennett	
Owners:	Bridgit Hermann 818A	Terry & Sue George 811B
	Marc & Denise Moreno 851	Webb Barnes 811C&D
	Stacy Martin 850A	Kim Martin 850D
	Dennis & Julie Brown 820	Jeff & Terri Harris 822
	Nancy Evans 825A	Lou & Sandy Conrad 826
	Bill & Debbie Rosewell 845	

### Reports of Officers

#### **President**

##### Introductions

Jean Barnes welcomed everyone and directed introductions of all present.

Of note, Dawn Bennett, Vacation Home Attendant Manager introduced herself. Her position was recently added to Owner Services and her job is to inspect the units after check out to make sure there is no damage. If there is damage, she can then bill the renter instead of the homeowner. She is also responsible for upgrades and inventory in the interior of the units. She is available if you have any questions or concerns and looks forward to working with the owners.

##### Association Dues/Delinquency

Jean reported that there are very few dues in arrears. She said that Tiffany Fiducia called the few owners who are more than 90 days past due. Jim Rajewski said that we do have the authority to put liens on property for people who do not pay.

#### **Vice President**

##### Review and approval of 2015 minutes

Jim asked for a motion to approve the 2015 annual meeting minutes.

*Dennis Brown motioned to approve the 2015 annual meeting minutes, Jeff Harris seconded the motion, all in favor. Motioned carried.*

##### Ski return access over road/New Trail Signage

It was discussed that the trails were not groomed last ski season. Jim said that they were supposed to use the cross country groomer to groom the trails. Fall tree removal from trails was discussed; this is a safety concern. Cindy Johnson-Minkwic said that there was a new Area Manager this year and Boyne

recognized that some things got missed so a Mountain Manager is being added. She thinks that these staff changes will make a big impact. The owners asked for a schedule and timeline for the ski trails maintenance and grooming. Tiffany said that she will look into this.

### **Secretary/Treasurer**

#### Financial Review & Budget

Jim reported that the balance sheet shows that we are doing well. He said that things are pretty much on target.

Marc Moreno had a budget question and asked for follow-up clarification. Cindy said that she will ask the association accounting team.

### **Annual HOA Contract Update**

#### Cabin Staining

Tiffany said that if you have not stained your cabin, please do so. Owner services will be sending out an email with staining bid information. Jean asked that owners make sure that they use the correct stain color. She said that you can contact owner services for that information.

#### Landscaping

Tiffany said that the board approved a three-year landscaping contract with the same company that was used last year. It was noted that there is a street sign that is broken and that all of the street signs are in need of maintenance. Tiffany said that she will handle these issues appropriately. There is a large pine tree at the entrance that is dead and needs to be removed. Tiffany said that she will have the tree removed.

#### Chimney Cleaning

Tiffany said that Bay Area Chimney will be out to clean the chimneys at the end of September or early October.

#### Window Cleaning

Tiffany said that a new window cleaning company was used this year. Terri Harris expressed that she was not happy with the new window cleaning company. Tiffany said that she will reach out to them with this concern.

### **Audit Review – 2014 update report**

Jim said a review of 2014 was just completed and it came back good. There were no issues of fraud or misappropriation of funds, financial statements were prepared in accordance with generally accepted accounting principles. It was a clean opinion.

### **Elections**

There are two three year positions available. Jim Rajewski and Steve Rice are on the ballot. Jean asked if there is anyone else who is interested in the positions. No others came forward for nomination. Jean announced that there was a unanimous vote for Jim and Steve to stay on the board.

### **New Business**

#### Trash bin staining

Tiffany said that the trash bins will be stained beginning in June. Cindy asked that the old style bins not be stained and that we get bids for replacing them.

#### Fire Pits

Jean said that Lyman Sheets, the insurance company, will require owners to get additional insurance if fire pits are installed. She asked for feedback on the topic. Discussion ensued. General consensus was not to allow fire pits.

### **Old Business**

#### Roof Repairs – Chimney/Leak Issues

Tiffany said that there is one cabin that is currently being assessed. Jean said that it was the first group of cabins that had issues and it was not all of them. Jean said that it is up to individual owners to have this assessed.

### **Questions**

- Jeff Harris asked if Owner Services can provide owners with a schedule of maintenance type duties that are being done and when. Tiffany said that she will look into this.
- Lou Conrad asked about the summary Amy Smith sent out mentioning that, regarding the rental program, those who rent out of the program, Boyne will now limit amenities to them. How will Boyne monitor this? Tiffany said that those questions should be addressed with Amy Smith. Discussion ensued.
- Mark Moreno asked if there could be a Rental meeting after the Annual meeting like in years past. Cindy and Jean agreed that is a good idea.
- Mark Moreno asked if there can be a conference or web call to attend the Annual meeting. Jean agreed that is a good idea.
- Bridgit Hermann asked if she can put plants around her cabin. Jean said that is okay as long as it is an appropriate variety of plant.
- Dennis Brown asked if there have been any negative comments about Great Lakes Roofing or B&B. Bridgit Hermann said that she was very happy with Great Lakes Roofing.
- Marc Moreno asked for clarification on the association insurance policy. Jean said she will get clarification from Amy.
- Marc Moreno asked if Owner Services can provide owners with a list of approved contractors for work on the cabins. Tiffany said Owner Services can do that.
- Terry George asked Owner Services for a quarterly newsletter. Tiffany said Owner Services can do that.

### **Adjourn**

*Jean made a motion to adjourn the meeting at 11:05am, Marc Moreno seconded the motion, all in favor. Motion carried.*