

GORE TRAIL at WILDERNEST
Board of Directors Meeting
January 23, 2010

The Gore Trail at Wildercrest Board of Directors held a meeting on Saturday, January 23, 2010, at the Gore Trail Clubhouse. Attendees were Directors Ken Hostetler, Nils Holtestaul, Alison Rabinoff, Sandy Natarajan, and Dwight Ballard. Attending from Wildercrest Property Management (WPM) Karen Shramo – HOA Liaison and John Schroeder – Resident Manager. Mr. Hostetler called the meeting to order at 4:00 p.m.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the August 22, 2009 Board meeting were approved as written.

FINANCIAL MATTERS

Ms. Shramo reviewed the balance sheet and income statements for the period ending December 31, 2009. Assets total \$155,773.06 with liabilities of \$29,670.24 resulting in net equity of \$126,102.82. Other items discussed included:

- The Clubhouse utilities will be broken out into the separate accounts from the residential buildings. A comparison of January '09 to January '10 will show if there are significant savings from the more efficient hot tub.
- The Waste Management fees are significantly over budget; Ms. Shramo will look into this.

MANAGEMENT REPORT

- Mr. Schroeder reported that an apparently abandoned vehicle was towed from the parking lot. If it is not claimed, the HOA will be responsible for the charges.
- The heat tape is all functioning properly.
- The new hot tub is working out very well. The upper tub will be shut down from mid-April until July 1, and again in the fall to save the cost of running it.
- The staff will be adding latches to the walkway gates.

OTHER MATTERS

- Mr. Hostetler reviewed the Clubhouse window replacement bid provided by Accent Windows.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Accent Window bid for replacing 4 windows in the clubhouse was approved as presented with the addition of the uppermost window on the East side.

- Mr. Hostetler will contact Accent Window for specifications on windows for the units and will research a possible discount. A memo will be sent to all owners with the contact information and window requirements.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, going forward, Accent Window will be the required vendor for owners to use for window replacement at Gore Trail.

- The handle on the clubhouse door will be replaced and only Mr. Schroeder and Ms. Shramo will have access to keys.
- The clubhouse rental policy is outdated, and the contacted information for rentals is not included.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, Ms. Rabinoff will rewrite the clubhouse rental policy.

- The clubhouse card policy draft was reviewed and minor changes were made. Ms. Shramo will post it on the website and send it to all owners. It was suggested that a “loaner” card be available with a \$100 fee if it is not returned as specified.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, a temporary “loaner” card will be made available to owners and guests with a credit card imprint and a \$100 fee if it is not returned in the specified time.

- A report will be run from the lock before Board meetings and after busy holidays or heavy rental times, when it will be emailed to the Board. It was noted that many people are still trying to use the last 4-digit code.
- The MMC was briefly reviewed. It was noted that the north-side shingles on Buildings 1 and 2 would probably need to be replaced by the 2012 fiscal year, which will cost about \$100,000. The tentative schedule will be for two buildings to be done each year after that. The MMC reflects that there should be a balance of about \$80,000 in the Reserve account moving into the next fiscal year, so the north-side roof on Building 1 could be replaced, leaving approximately \$40,000 going into fiscal year 2012. By spreading the projects out, it is hoped that an additional special assessment can be avoided.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the shed roofs on buildings 1, 2, and 3 will be replaced, and the parking lot will be sealcoated in the spring.

- Ms. Shramo will verify the handicapped parking space requirements with the County. It was suggested that the space to the right (as you face the building) of each walkway entry could be designated as handicapped.
- It was noted that the goal of the Board will be to keep the Reserve account at about \$40,000 going into each new fiscal year.
- Mr. Schroeder will verify that the water shut-off valves to each stack are operational and will email Mr. Holtestaul.
- The next Board meeting will be held on Saturday, April 10, 2010, at 1:00 p.m. at the clubhouse and the 2011 fiscal year budget proposal will be reviewed.

ADJOURNMENT

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 5:50 p.m.