

**Forest Park at WILDERNEST HOMEOWNERS ASSOCIATION  
ANNUAL MEETNG – January 14, 2017**

The Forest Park at Wildernest Homeowners Association held its annual meeting on January 14, 2017, at the Gore Trail at Wildernest Clubhouse. Attendees included Directors Gary Duncan, Steve Korbecki, Richard Greene, and the owners listed below as present or represented by proxy. Josh Shramo represented Red Mountain Community Management (RMCM). President Gary Duncan called the meeting to order at 9:05 a.m.

**ROLL CALL AND CERTIFICATION OF PROXIES**

The following roll call of members present or represented by proxy verified that quorum requirements of 51% of the membership (21 units) were met and that proper notice of the meeting had been sent.

**Owners Present:**

Unit #	Owner	Unit #	Owner
31D	Gary Duncan	81C	William and Ann Brestel
41A	Larry and Renee Allen	101C	Jon and Connie Yambert
41B	Alex Uporin	121D	Thomas Carr
61D	Steve Korbecki	121E	Amy Enderlin
81A	Richard Greene		

**Owners Represented by Proxy:**

Unit #	Owner	Proxy To:	Budget	Unit #	Owner	Proxy To:	Budget Vote
11B	Karen Meyer	President	Approve	61C	William McClure	President	Approve
11D	Douglas Carver	President	Approve	61E	Donald Burrows	President	Approve
21C	Holly Bushnell	President	Approve	81B	James McCready	President	Approve
31C	Haruko Smith	President	Approve	81D	Donald Lacey	President	Approve
31F	Mark Stern	President	Approve	81E	Richard O'Connell	President	Approve
41C	Kathleen Cleary	President	Approve	101A	Wendi Dickie	President	Approve
61A	Mike Pivonka	President	Approve	101B	Jim Young	President	Approve
				121F	Jerome Solar	President	Approve

**APPROVAL OF MINUTES**

**RESOLUTION:** Upon motion made, duly seconded, and unanimously carried, the minutes of the annual meeting held on January 6, 2016, were approved.

**PRESIDENT'S REPORT**

President's report: 2016 was a rather uneventful year as we spent most of the year working on normal maintenance, low cost items. Homeowners should remember that the by-laws call for water heaters to be replaced every 10 years-this is intended to reduce the number of unexpected major leaks from hot water heaters as the water in the mountains is extremely hard and filled with minerals. Also consider having Red Mountain do security checks if you are not in the facility for any length of time. This is a good safety check to make sure there are no major surprise issues in the unit. Also, homeowners should remember to turn the water off if you are gone for any extended period.

**MANAGEMENT REPORT**

Management report: Josh discussed the challenge with snow removal this year given the fact December and January appear to be record snowfall amounts in Summit County. We are actively monitoring ice build ups and if you see a large amount of ice, please report to Red Mountain.

Past summer a great deal of trim work on garages, corners and windows was undertaken. Please be very careful if you remove ice cycles. Suggest you contact Red Mountain for assistance.

## **FINANCIAL REPORT**

Financials reviewed by Josh Shramo. Forest Park ended the year in solid financial shape. Expenses were mostly on target with the exception of insurance, which was lower thanks to the efforts by Dick Greene. We continue to build reserve which we project should cover our future large expenditures provided there are no major surprises.

Budget Ratification: Good news-no increase to due and no special assessments this year. Our budget basically remains the same as last year with the exception of the adjustment to our insurance costs which was lowered.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board-approved budget proposal for the fiscal year 2017 - 2018 was ratified.**

## **OTHER MATTERS**

- Election of Directors: Terms for all directors are current. Gary Carver was appointed to director at large to replace Janie Carver.
- Dick Greene passed out information from our insurance agency-Bob Strong. In essence, it stresses the need for all homeowners to have an HOA-6 for a minimum of \$10,000 to protect all homeowners and their property. Also discussed again the importance of replacing the hot water heater every 10 years. Premier Plumbing and Countrywide are two companies that have been used frequently.
- Next Meeting Dates
  - May 3, 2017 BOD Meeting
  - January 13, 2018 Annual Meeting

## **ADJOURNMENT**

The meeting adjourned at 9:50 a.m.