

GORE TRAIL at WILDERNEST HOMEOWNERS ASSOCIATION ANNUAL MEETING – June 1, 2019

The Gore Trail at Wildercrest Homeowners Association held its annual meeting on June 9, 2018, at the Clubhouse. Attendees included Directors David Sutley, Jim Cullen, Marlene Strattan, and Dave Jankowski and the owners listed below as present or represented by proxy. Josh Shramo, CMCA and Sheila Skaggs, CMCA, AMS represented Red Mountain Community Management (RMCM). David Sutley is running a little late so Jim Cullen called the meeting to order at 1:49 p.m.

ROLL CALL AND CERTIFICATION OF PROXIES

The following roll call of members present or represented by proxy verified that quorum requirements of 20% of the membership (15 units) were met and that proper notice of the meeting had been sent.

| Homeowner | Unit Number | Homeowner | Unit Number |
|----------------------------------|-------------|--------------------------------------------------------|-------------|
| Rebecca Shipley | 1A2 | Karl Kollar and Susan Kollar | 4A2 |
| Jennifer Jeager | 1A4 | James and Gwen Brodsky Allison and Richard Rabinoff | 4A4 |
| David and Lesa Weitz | 1B1 | Karrie Simmons | 4A6 |
| James and Joyce Cullen | 1B2 | Kathleen Barnes | 4B4 |
| Kathy Meyer | 1B3 | Bryan Dick | 4B5 |
| Judy Griswold and Jon Mikesell | 2A6 | Kerry Erington | 4B6 |
| John Kenneth and Janet Hostetler | 2A7 | Dave Jankowski | 4B7 |
| Lisa Pieti Opie | 2B6 | Lawrence and Marlene Strattan | 5B2 |
| David Sutley | 3A1 | John Skladenek | 5B3 |
| Michael Ida | 3A3 | John Furutani | 5B5 |
| Elaine Shadwell | 3A4 | Michael Schaefer | 6B1 |
| Rick and Debra Levinson | 3B1 | Andreas Staubli | 6B4 |
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20 Owners were represented by proxy and all proxies are on file with Red Mountain Community Management. 18 proxies gave their proxy to the President of Gore Trail, 1 proxy was assigned to Ryan and Jessica Esmerelda, and one proxy was invalidated. All approved the 2020 Budget including a raise in dues and a special assessment as noted in the Financial Report.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes of the annual meeting held on June 9, 2019, were approved as amended with addition of some homeowners in attendance.

PRESIDENT'S REPORT

Mr. Sutley thanked the owners in attendance and reported on items which occurred this past year.

- President Rick Levinson's term expired in 2018 and David Sutley was elected to serve as President of Gore Trail. Mr. Sutley thanked Mr. Levinson for being available to offer information as needed.
- Boiler replacements were completed in Building 2 and 3. Tolin Mechanical is inspecting the boilers and providing reports to Board of Directors. Tolin Mechanical will make twice yearly inspections on both the domestic hot water boilers and heating boilers.
- Resort Internet completed the upgrade package and the system seems to be running well. If the homeowners run into any problems, call Resort Internet Technical line.
- The snow retention systems installed on some buildings last year work well. There might have to be more snow retention systems installed this year due to falling snow and ice creating a safety issue to residents.
- Mr. Sutley mentioned that there is a need to do a Special Assessment of approximately \$1150 per unit (based on the type of unit) and a dues increase of \$25.00/unit. Further discussion of this was held during the Budget section of meeting.

MANAGEMENT REPORT

- Mr. Shramo thanked the owners for attending the meeting, and gave a report of projects to be completed during the summer and other management information, including:

FINANCIAL REPORT

- Balance Sheet – As of April 30, 2019, total checking and savings is \$102,138.05, assets in all accounts total \$96,846.95. With liabilities of \$20,462.41, the net equity is \$76,384.54.

Accounts of note were:

- 50210- Insurance – rate increase caused this line item to be over budget
- 50252 – Trash – rate decrease with the change to Waste Management
- 50276 – snow removal is below budget even with an extreme winter
- Utilities are above budget in Heat, clubhouse electric, and clubhouse sewer
- Total expenses are approximately \$40,000 over budget due to plumbing/heating expenses

2020 BUDGET DISCUSSION

- A special assessment is necessary to fund major projects: all buildings are getting painted this season (3 sides, excluding north side), asphalt crack sealing, and in the near future, boilers in 4, 5 and 6 need to be replaced. For A units the special assessment will be \$1,080.96 and for B units the special assessment will be \$1218.97.
- A dues increase will sustain the operating expenditures: snow and ice removal, management fee increase, and insurance rate increases. For A units the increase is \$23.00/month and for B units the increase is \$27.00/month.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board-approved budget proposal for the fiscal year 2019-2020 was ratified.

NEW BUSINESS

- Resort Internet upgrade was completed and no major issues reported thus far.
- All the buildings (3 sides) and clubhouse, are being painted this summer. The comparative quotes are still being reviewed so the Board of Directors has not committed to a contract yet.
- Damaged rail caps (falling ice and snow) will be replaced and painted this summer.

OTHER MATTERS

- The dryer vents need to have screens installed to prevent bird nesting. RMCM will perform this repair this summer.
- RMCM will obtain quotes to clean outside window surfaces
- Ms. Rabinoff asked owners that if they are remodeling and have some decent furniture to donate to the clubhouse, please contact her.
- An owner would like a Mutt Mitt dispenser installed near entrance to Building 1
- The clubhouse old keypad needs to be removed. The door handle needs to have the slide lock removed from the center of the handle. People are accidentally locking the door.
- An owner is very concerned that the Aspens she requested to be removed last year was not done. During the workday, some trees in the complex were trimmed or removed but not the four trees blocking her view. Mr. Cullen will meet with the homeowner after the meeting to review the problem area.
- RMCM will send all homeowners a letter explaining the special assessment and dues increase.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Workday Special Assessment of \$100 is renewed for those owners who do not work on an assigned homeowner workday.

Election of Directors –

There are 3 Board positions expiring;

David Sutley, Treg Joslyn, Steve Skladenek. Directors Sutley and Skladenek volunteered to serve on the BOD for another term. Nominations were taken from the floor, and Bryan Dick was nominated for the open seat.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, Mr. Dick was elected to fill the position in which the term will expire in 2022.

ADJOURNMENT

The annual meeting was adjourned at 3:02 p.m. into a Board of Directors Organizational Meeting:

CTO: Mr. Sutley called the BOD Meeting to order at 3:15 p.m.

Appointment of Officers:

- David Sutley was appointed to serve as President.
- Jim Cullen was appointed as Vice President.
- Dave Jankowski was appointed as Secretary.
- Alison Rabinoff was appointed as Treasurer.

A discussion concerning the Colorado Common Interest Ownership Act (CCIOA) required 9 Policies and Procedures was held by the Board of Directors. RMCM will send the drafts to the Board for review and comment. This will be a topic of discussion during the September Board of Directors meeting.

OTHER BUSINESS

Next Meeting Dates The next BOD meeting will occur on September 14th, 2018 at 4:00 p.m. at the Gore Trail clubhouse.

- The next Annual Meeting will occur on June 13th, 2019 at 2:00 p.m. with a workday starting at 9:00 a.m. to 1:00 p.m.

ADJOURNMENT

The BOD meeting was adjourned at 3:40 p.m.