

GORE TRAIL at WILDERNEST

Board of Directors Meeting

April 14th, 2018

The Gore Trail at Wilderndest Board of Directors held a meeting on Saturday, January 26th, 2018, at the Gore Trail Clubhouse. Attendees were Directors David Sutley, Jason Halko, Alison Rabinoff, Treg Joslyn, and Dave Jankowski. Attending from Red Mountain Community Management (RMCM) was Josh Shramo. The meeting was called to order at 5:35 p.m.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes from the January 26th, 2018 Board meeting were approved.

FINANCIAL CONSIDERATIONS

Mr. Shramo reviewed the balance sheet and income statements for the period ending February 28th, 2018. Assets total \$109,855.31 with liabilities of \$23,744.90 resulting in net equity of \$91,477.26.

BUDGET PRESENTATION

- RCMCM presented the preliminary budget to the BOD.
 - Dues were not increased.
 - The normally scheduled summer landscaping assessment of \$100/unit will occur for fiscal year 2019.
 - Operating Income is expected to be \$14,000.09 more than Operating Expenses.
 - The BOD discussed whether this would be enough of a surplus to deal with any unexpected operating expenses.
 - The growth in the boiler walk, window well, and ice chipping line items, due to the metal roofs shedding snow, is a large issue facing the association.
 - Reserve Income is expected to be ~\$35,000 more than expected expenses for the fiscal year.

MANAGEMENT REPORT

- Josh Shramo discussed the following:
 - Snow
 - Snowfall has increased since January, especially during the last 2-3 weeks. The snowfall has been exceptionally heavy and with the warmer, than average, temperatures, the snow has been shedding off of the roofs within a day or two of falling..
 - We lost two windows this winter due to shedding snow. Although, only one of them was completely broken. The other window only cracked.
 - RCMCM is trying not to spend any more money on extra shoveling, but the current snow fall and weather is making that difficult.
 - The BOD has asked RCMCM to speak to Turner Morris Roofing and see if they have any suggestions to mitigate the amount of walkway and window well shoveling that is now required.
 - Salt Boxes

- We did repair all broken salt boxes and we attached them to the fence or the entryway posts in order to keep them from blowing over and breaking.
- Gore Trail Entry Sign
 - Due in part to the wind, the left hand post for the entry sign has completely broken away from the ground.
 - We've temporarily braced the sign with a 2x4 and have ordered a new cedar 8x8.

OLD BUSINESS

- Josh Shramo update the BOD with the schedule for Tolin Mechanical's first inspection for the boilers in all of the buildings.

NEW BUSINESS

- Summer Project Work
 - On the whole, RCMC is not planning to have too much summer work to get accomplished.
 - As usual there will be some touch-up painting and walkway board replacement.
 - RCMC would also like to insulate the surround of the upper hot tub with blue board. This is a foam insulation, and will help to keep the upper tub from freezing if the boiler were to fail.

OTHER MATTERS

NEXT MEETING DATE

- June 9th, 2018 at the clubhouse. This is the Annual Meeting.

ADJOURNMENT

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 6:33 p.m.