**GORE TRAIL at WILDERNEST HOMEOWNERS ASSOCIATION ANNUAL MEETNG - June 4, 2022**

The Gore Trail at Wildernest Homeowners Association held its annual meeting on June 4, 2022, by Zoom web conference. Attendees included Directors Jason Halko, Steve Skladenek, and Alison Rabinoff **and the units listed below as present or represented by proxy**. Josh Shramo, CMCA represented the management company (RMCM). Jason Halko called the meeting to order at 9:00 a.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) present or by proxy were met and that proper notice of the meeting had been sent.

|  |  |
| --- | --- |
| Unit Number | Unit Number |
| 1a6 | 4A3 |
| 1b2 | 4A4 |
| 1b6 | 4a5 |
| 2b4 | 4b2 |
| 2A7 | 4b6 |
| 2B1 | 6a4 |
| 2B3 | 6a5 |
| 2a7 | 6b4 |
| 3b1 |  |
| 3b3 |  |

**APPROVAL OF MINUTES**

**RESOLUTION: Upon motion made by Alison Rabinoff, duly seconded, and unanimously carried, the minutes of the annual meeting held on June 26, 2021, were approved as amended.**

**PRESIDENT’S REPORT**

Mr. Halko thanked the owners in attendance and discussed 5 most important items from last year.

* Boilers
	+ Assessment was made of all boilers (heating and hot water)
	+ Shipping of a new boiler could take 9 months, thus it makes sense to have at least one replacement on hand at any time.
	+ 4 Boilers (2 hot water and 2 heating) have been ordered. They haven’t been paid for yet, so they have not come out of the reserve account yet. This will be a significant expense next winter; ~$75,000 to purchase and install 2 boilers.
	+ On average, 1-2 boilers fail in a year. The BOD has committed to this large expense to be prepared so that no one is without heat or hot water.
* Building Roofs
	+ South side roofs will be going to metal roofs within 3-5 years.
	+ Heat tape was installed on the roofs of every building, instead of purchasing more snow fencing.
* Painting
	+ North side of all buildings are to be painted this summer.
* Carports
	+ Carport roofs need replacement, per the maintenance chart for this year. Postponing roof replacement until next spring would leave funds in the reserve account for an emergency.
	+ Asphalt is to be sealed this summer.
* Inflation Impact
	+ Expenses increases have been larger than in the past.
	+ The planned budget for painting the north walls was $48,000. A current quote was given of $65,000. The planned budget for replacing the carport roofs was $65,000. That expense has increased to $85,000.
	+ Natural gas expense was 50% higher than budgeted. Thus, a large increase was made to the budget.
	+ The BOD is currently budgeting for 8% inflation. If inflation continues to rise, dues will need to be increased.

**MANAGEMENT REPORT**

Mr. Shramo thanked the owners for attending the meeting, and gave a report of projects completed over the last year as well as projects yet to be completed during the summer and other management information, including:

* + Rail Cap Replacements
	+ Walkway Repairs
* Decking, trim, and posts
	+ Fence Repairs
	+ Tree Removal
	+ Hot Tub Maintenance
* Filter repairs, pump repairs, boiler repairs, frozen pipes
	+ Snow Management
* Walkways, boiler walks, window wells, gas meters, fire hydrants
	+ Grounds Inspections
	+ Boiler inspections and boiler room maintenance
	+ Drive Throughs
	+ Parking Lot Sweeping
	+ Parking Enforcement
	+ Trash Walks
	+ Annual Inspections (fire suppression system, alarms, roofs, etc.
	+ Emergency (no heat, hot water, boiler room leaks, etc…) responses

1. **BUDGET DISCUSSION**

 The Budget was presented.

* + Budget projections were based on 8% inflation. Natural gas was budgeted at actual cost, plus 10%.
* Costs of boiler replacement, carport roof replacement and everything on the Major Maintenance Chart should be covered, even with cost increases.
* The BOD has made a final decision to adopt a Reserve Policy in writing –

At the end of the fiscal year, the Reserve account should have 100% of the coming year’s expenses, plus 70% of the following year’s expenses.

* Using the Major Maintenance Chart as a guide, assessments are expected in the next 5 years to manage expenses and still try to build the reserve account.
* Expenses are determined by inflations impact.

**OLD BUSINESS**

* Upper Hot Tub Deck
* The BOD has decided to put a picnic table on the upper hot tub deck for now.
	+ Completion of developing the area further to provide and an additional amenity will be planned for next year.
* Dumpsters
	+ Dumpsters have been an ongoing concern that the BOD will continue to work on solutions.

 **NEW BUSINESS**

A new committee will be formed consisting of board members and Audrey Venske. Audrey has a long career in maintenance and has experience in planning long term expenditures around maintenance. The committee is to help with planning long term projections as well as getting smaller, required maintenance projects scheduled.

 ***Election of Directors* –**

 There are 1-2 open positions on the Board of Directors.

 No one volunteered to fill the open positions on the Board of Directors.

 **RESOLUTION: Upon motion made, duly seconded, and unanimously carried, Steve Skladenek was re-elected to fill the position in which the term will expire in ?**

 **OTHER BUSINESS**

* Smoke detector batteries should be replaced by the homeowner.
* RMCM is changing to new accounting system online. Josh will be sending an email out next week with new account system information, i.e., where to send payment. Homeowners will be able to opt into group communication.

 **Next Meeting Dates**:

* The next Annual Meeting is to be determined.
* There is a workday scheduled for August 13, 2022, at 9:00 a.m.
* The next BOD Meeting is scheduled for September 8, 2022, at 5:30 p.m.

 **ADJOURNMENT**

 The annual meeting was adjourned at 10:20 a.m.