

**GORE TRAIL at WILDERNEST**  
**Board of Directors Meeting**  
**April 14, 2012**

The Gore Trail at Wilderndest Board of Directors held a meeting on Saturday, April 14, 2012, at the Gore Trail Clubhouse. Attendees were Directors Nils Holttestaul, Rick Levinson, Ken Hostetler, Dwight Ballard, John Furutani, Alison Rabinoff, and Sandy Natarajan. Attending from Red Mountain Community Management (RMCM) was Karen Shramo – Community Liaison. Mr. Holttestaul called the meeting to order at 2:00 p.m.

**APPROVAL OF MINUTES**

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the January 7, 2012 Board meeting were approved as written.**

**MANAGEMENT REPORT**

Projects to be completed over the summer season were discussed, including;

- Instead of replacing the rail caps with a synthetic material, Mr. Hostetler suggested a product called “Restore” that is intended for damaged wood decking.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, RMCM will refinish the lower hot tub deck rail caps with *Restore* as a test to determine if it should be used throughout the complex.**

- Workday projects will focus on insulating hot water pipes under the buildings, spraying weeds, and possibly painting the bottom of the carport support posts with a rust-proof paint.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, RMCM will paint all front doors throughout the complex in Sherwin Williams “Barn Red”.**

- It was suggested that the roof replacement of buildings 5 & 6 be moved to the beginning of the roofing project since they are more susceptible to wind damage and will cost less due to the smaller building size. Ms. Shramo will speak with Turner Morris for prices and ideas on replacing the front roofs.
- There are some dead or damaged trees behind the carports that will need to be removed; RMCM can complete this work. It was confirmed that the rest of the tree that fell behind building 1 should be cut down, and the damaged deck will be repaired. Mr. Hostetler will walk the rest of the property to determine if any other trees should be cut this summer. Ms. Shramo will confirm with BMMD if there will be free chipping supplied this year as in past years.
- RMCM will weed-whack 2-3’ behind the buildings once the grasses warrant it for fire control.
- A potential buyer requested that the Board consider enclosing the carports, but it was felt this would be prohibitively expensive.

- ResortInternet will soon be able to provide TV service to HOA's in the Wilderrest area, and believes there could be a savings over the current cable contract. Due to the problems experienced with the Internet service, it was not felt that this was a viable option. It was confirmed that written notice will be given to ResortInternet that the contract should not automatically renew at the end of the current term.

## **FINANCIAL MATTERS**

The budget proposal for the 2013 fiscal year was reviewed. Items of note include:

- A decrease in natural gas costs is expected; savings were seen after the pipe insulation completed under building 2.
- Roof maintenance will be increased to \$8000 annually since it is anticipated there will always be shingle replacement needed.
- A Reserve line for "Concrete Drainage" will be added and \$3000 will be allotted.
- The "Hot Tub Supplies" line item is budgeted at only \$240 instead of \$1200 due to the substantial savings RMCM is able to provide over the prior Manager.
- There is no dues increase proposed.
- A Special Assessment of \$100 per unit is included. In lieu of payment, owners will be able to volunteer their time to complete approved projects.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the 2013 annual budget was approved as amended.**

- There has been some confusion on the process for having Reserve transfers approved and initiated. Mr. Hostestaul confirmed that Mr. Shramo should send an email to Allison White at Steele Street Bank who will then initiate the transfer approval with the account signers. Mr. Shramo will be informed when the funds are available.
- An owner that questioned the \$80 fee to pay dues by check will be informed that the fee will be waived if he pays the entire annual dues assessment at one time.

## **OTHER MATTERS**

- Ms. Shramo will contact Turner Morris for estimates on front-side roof replacements in metal versus a shingle for discussion at the Annual meeting. It may be beneficial for buildings 5 & 6 to be metal since there seem to be stronger winds there, and the rest of the buildings in shingle.
- The next meeting will be the Annual meeting on Saturday, May 19, 2012 at 10:00 a.m. at the Clubhouse.

## **ADJOURNMENT**

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 3:58 p.m.**