

## FOREST PARK at WILDERNEST HOMEOWNERS ASSOCIATION

### ANNUAL MEETNG – January 12, 2019

The Forest Park at Wilderndest Homeowners Association held its Annual Meeting on January 12, 2019, at the Gore Trail at Wilderndest Clubhouse. Attendees included Directors Gary Duncan, Doug Carver, Richard Greene, Ruthie Kimmons, and Jack Brestel, and the owners listed below as present or represented by proxy. Josh Shramo and Sheila Skaggs 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	Budget Vote
011D	Douglas Carver	Y
021C	William Seemans	Y
031D	Gary and Kathleen Duncan	Y
041A	Larry Allen (phone)	Y
041 C	Kathleen Cleary	Y
041D	Jacquelyn Kriegel	Y
061D	Kathryn Scott (phone)	Y
061E	Greg Cudney	Y
081A	Richard Greene	Y
081C	Jack Brestel	Y
101A	Wendi Dickie	Y
101B	Jim Young	Y
101C	Eric Olsen and Laura Lowe	Y
121A	Ruthie Kimmons	Y

Owners Represented by Proxy:

Unit #	Owner	Proxy To	Budget Vote
011 A	Robert Wornal	President	Y
031A	Summit Co LLC	President	Y
031B	David Ogle	President	Y
031C	Haruko Smith	President	Y
041B	Alex Uporin	President	Y
061A	Mike Pivonka	President	Y
081B	James McCready	Jack Brestel	Y
081D	Donald Lacey	President	Y
081E	Richard O'Connell	President	Y
121E	Amy Enderlin	President	Y

## **APPROVAL OF MINUTES**

**RESOLUTION:** Upon motion made, duly seconded, and unanimously carried, the minutes of the annual meeting held on January 13, 2018 and January 14, 2017 were approved.

## **FINANCIAL REPORT**

November 2018 financial statement review;  
Balance Sheet – Total Assets are \$203,142.96  
Liabilities – \$225.57  
Total Equity - \$202,917.39  
Total Liabilities and Equity - \$202,142.96

November 2018 Profit and Loss Statement Review;

The Reserves Contribution was \$960 per unit sold. Operating Expenses were pretty much on target compared to the budget forecast. Trash expenses were up because of illegal dumping that had to be hauled away at extra expense to the HOA. Security and Fire Safety expenses were up due to inspection costs. Grounds and Parking expenses were up due to ice chipping, woodpecker hole repairs, garage repairs, and fencing to prevent Buffalo Ridge owners from driving through the complex. The total expenses are in line with the budget forecast.

Reserve Expenses were up due to a \$30,000 water main break repair expense. The fire suppression system was inspected after a forest fire in June, 2018. Some deficiencies were found with the system. The overflow valve needed a pressure relief drain. These drains were installed. A homeowner wanted to know if Summit County does inspections. Summit County does not perform inspections. During the last inspection in 2012 under Wildercrest Property Management, the systems passed inspection. There was no preventive maintenance performed on the systems since then. A homeowner explained that there is “predictive end of life” to most system components so a maintenance replacement program can be implemented. Mr. Shramo will check with BMMD on who is responsible for the fire hydrant maintenance. A leak in a unit caused a \$23,378.57 HOA payment for repairs since the HOA insurance would not cover the expense due the cause of the leak.

## **PRESIDENT’S REPORT**

The President, Gary Duncan, thanked the other Board Members for their participation and volunteering in the last year. Ruthie worked on the fire suppression system problems with RMCM. Jim Young volunteers to work on projects with Gary. The trash removal company was switched out from Timberline to Waste Management because of service issues. The Internet and Television options are being upgraded this month, January 2019. The owners will get more channels and much faster internet speeds. It is a new three-year commitment to Resort Internet.

## **MANAGEMENT REPORT**

Management report: Josh discussed some of the repair issues such as filling in woodpecker holes in the siding. RMCM had an onsite meeting with Hilco concerning snow plowing problems in different areas but especially the lower lot. Shoveling is being done but we are experiencing some high wind, drifting

snow situations this year. Trash pickup is an ongoing issue since some people still leave trash outside the dumpster on the ground. The animals get into the trash and spread it around so it has to be cleaned up by the RMCM onsite crew. RMCM will conduct a spring walkaround in May. Roof snow removal is scheduled for January.

## **ELECTION OF DIRECTORS**

Two Board of Director spots are up for election this year. Richard Greene and Doug Carver terms have expired. Nominations were taken from the floor. Ricard Greene and Doug Carver were nominated to serve on the Board again. No new nominations were received from the floor.

**RESOLUTION: Upon motion made, duly seconded, and unanimously approved, by acclimation, Richard Greene and Doug Carver were re-elected to the Board of Directors.**

## **BUDGET PRESENTATION**

- Operating Dues will remain the same with no increase.
- CD interest is minimal so no changes are being predicted.
- Management fees are up slightly following “Cost of Living” increases
- Insurance expenses are a best guess at this time because new rates are not received until April.
- Internet expenses will be higher due to the upgrade package
- Trash expenses are projected higher with Waste Management
- Snow Removal expenses are based on standard increases with Hilco
- Building Maintenance expenses are projected to be lower
- Grounds and Parking expenses are based on normal repair issues.
- Roof Maintenance expenses are based on annual inspections and snow removal.
- Parking lot repairs are a soft forecast for now until the spring inspection is completed.

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

A homeowner would like engineer studies completed on major maintenance items such as the parking lot to support future expenditures. Gary reviewed the possibility of having a dues increase next year to start preparing for major maintenance repairs such as a parking lot overlay and building painting.

## **NEW BUSINESS**

- The lower dumpster is always full so it needs to be changed to a six yard instead of the four yard that is there now.
- Waste Management needs to place new recycle signs posted by the recycle bins. Tenants tend to put glass into the recycle bins. The recycle bins need to be emptied of ice at the bottom which takes up space.

## **OTHER MATTERS**

- Parking is always an ongoing issue and gets worse in the winter. Owners who rent need to post that no parking is allowed on the lower parking lot curve and absolutely no parking in front of a dumpster so the tenant can be subject to towing.
- Josh discussed the new Summit County Short Term Rental Restrictions and offered RMCM help with becoming an owners local “agent of contact”.
- Snow shoveling expectations were discussed between owners and RMCM

- Insurance HO6 policy requirements were discussed. Hot water tanks need to be replaced at 10 years of age in minimize the possibility of damages to units.

**NEXT MEETING DATE****ADJOURNMENT**

The meeting adjourned at 10:35 a.m.