

GORE TRAIL at WILDERNEST
Board of Directors Board Meeting
September 14th, 2021

The Gore Trail at Wilderndest Board of Directors held a meeting on September 13th, 2021, 5:00 PM by teleconference, ZOOM only. Directors present in person were Directors Jim Cullen, Alison Rabinoff, Steve Skladanek, Rachel Franchina, Jason Halko, and Jim Venske. Attending from Red Mountain Community Management (RMCM) was Josh Shramo.

CTO: Jim Cullen called the meeting to order at 5:00 pm.

APPROVAL OF MINUTES

There were no minutes to approve.

FINANCIALS

Josh Shramo reviewed the financial statements:

Balance Sheet- As of July 31, 2021

The total checking and savings is \$48,829.15. Total assets \$51,937.71. Total liabilities is \$7749.38. The total equity is \$44,188.33.

Profit and Loss Statement

- Operating expenses ended up exceeding the budget by \$18,140.28 for the fiscal year. Roughly \$13,000 of that was due to increased prices for utilities (particularly natural gas). Another overage of almost \$6,000 was shown in the plumbing & heating line item and was due to necessary but unexpected repairs.
- Reserve expenses exceeded the budget number by about \$79,000. This was due in part to not originally including the addition of snow fences on two buildings in the budget, as well as unexpected overages in siding resurfacing and plumbing and heating in which it was necessary to purchase holding tanks for the buildings. The removal and repairs to the upper hot tub deck also further reduced the reserve fund by ~\$19,000.
- Due to the above overages the HOA saw a net income of \$69,280.90 instead of the \$167,508.08 that was originally budgeted.

PRESIDENT'S REPORT

- President Jason Halko took some time to thank Dir. Skladanek for making the reserve funding presentation at the workday as well as all of the time that he spent researching and preparing for it.

MANAGEMENT REPORT

- RMCM has been finishing up some of the summer projects:
 - Siding repairs

- Handrail repairs
- Rail cap replacements
- RMCM has also been working on drywall repairs in 4 units due to leaks in the sprinkler system.
- Drive Throughs
- Trash Walks
- Annual Inspections (fire suppression system, sprinklers, extinguishers, backflows, etc...)
 - All annual inspections have been completed and all necessary repairs have been made.
- Minor Emergency (no heat, hot water, etc...) responses.
- RMCM will start winter preparations next month.
 - Snow markers, salt buckets, etc...

OLD BUSINESS

- Snow Fencing
 - Turner Morris has completed the installation of the snow fences on the upper roofs for the last three buildings.
 - We've noticed a decrease in extra shoveling due to these snow fences keeping snow on the roof.
 - Also, the snow fences help reduce the risk of injury to people walking on the walkways as well as damage to the walkways themselves.
- Upper Hot Tub Area
 - The HOA is going to wait to decide what to do with this area later in this fiscal year. They want to make sure no emergencies come up that require money from the reserve fund, before spending money to add something to this area.
- Clubhouse Upgrades
 - A new wifi enabled lock has been installed on the front door of the clubhouse and allows us to control who enters the clubhouse better.
 - RMCM will be installing two similar locks on the back doors.
 - Cameras for the clubhouse have been provided by Dir. Rabinoff. Once we get an outlet installed in the men's bathroom closet, we'll be able to install the cameras.
 - A new digital thermostat and motion sensor light switches have been ordered.

NEW BUSINESS

- Reserve Funding Discussion
 - The BOD discussed spreading the upcoming special assessments more evenly over the 5 years with regard to roofing costs, but put the costs of the boiler replacements more in the earlier years to help deal with the unexpected failures.
 - The BOD was in agreement that dues increases annually would most likely be needed to also help fund the reserve account.
- 5b4 request

- The unit owners have asked the HOA to replace all the carpet and tile in one of their bedrooms due to a leak from the sprinkler system, as there are some stains that have not come up from the cleaning.
- The BOD is reticent to pay for the replacement of all of the carpet due mostly to the fact that it is original carpet. That being said, the HOA is going to come up with a dollar amount to help the owner replace the carpet on their own.
- The tile flooring in the bathroom is only one year old. The HOA has asked RMCM to try and get the cost for installation of the tile that the owner paid, as well as another estimate.
- Sprinkler Leak
 - The HOA discussed if there was anything that they could do to mitigate the sprinkler head leaks.
 - The sprinkler system was just inspected 3 months ago and all sprinkler heads were inspected (for units that we had access to).
 - Typically the HOA sees 2-3 sprinkler leaks a year as the piping for the sprinkler system is PVC and is now 21 years old.
 - RMCM has spoken to Western States and think that the issue for these sprinkler leaks might simply be a pressure spike in the system a few months ago.
 - The HOA is going to put something in the fall newsletter to make people aware of what to look for with regard to a sprinkler head leak.
- Entryway Posts
 - Now that Dir. Skladanek has replaced the entryway sconces there is a need to cover the bare wood exposed with paint.
 - RMCM is going to get a proposal to paint the posts from Peak Paint.

NEXT MEETING DATE:

- Annual Meeting: January 8th, 2022 @ 5 p.m. in clubhouse and by Zoom.

ADJOURNMENT

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 6:39 p.m.