

GORE TRAIL at WILDERNEST
Board of Directors Meeting
January 21st, 2017

The Gore Trail at Wildercrest Board of Directors held a meeting on Saturday, Sept. 24th, 2016, at the Gore Trail Clubhouse. Attendees were Directors James Cullen, David Jankowski, Marlene Strattan, David Sutley, Rick Levinson, Steve Skladanek, Treg Joslyn, and Jason Halko. Attending from Red Mountain Community Management (RMCM) was Josh Shramo. Vice President Jim Cullen called the meeting to order at 4:38 p.m.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes from the September 24th, 2016 Board meeting were approved.

FINANCIAL CONSIDERATIONS

Mr. Shramo reviewed the balance sheet and income statements for the period ending November 30, 2016. Assets total \$153,099.06 with liabilities of \$14,546.46 resulting in net equity of \$138,552.60. Item(s) of note were:

1. Line item 50320- General Bldg. Maintenance-Other, is over budget for the year by \$8351.00. This is a result of cleaning and inspecting the dryer vents. Replacement of the rail caps at three buildings this past summer/fall, also contributed to the overage.
2. Line item 60000- Reserve Expenses-Other, is over budget by \$4525.00. This total is comprised of the charges necessary to repair the dryer vents.

MANAGEMENT REPORT

- Josh Shramo discussed the following:
 - Snow
 - We've recorded over 12 feet of snow in the last 4 weeks.
 - Due to all the snow, it has been a challenge to get the dumpsters emptied.
 - The new metal roofs, are working very well. However, they shed snow onto the walkways, and we typically have to use a chipper to get that snow up.
 - The window wells filled up very quickly, and RMCM is working as quickly as possible to dig them out as well as the boiler walks.
 - Hot Tubs
 - The upper hot tub is running well.
 - The lower hot tub's sand filter blew up and we had that replaced last week.

OTHER MATTERS

- Deck Expansions
 - There had been a question from a Realtor regarding whether or not it would be possible to expand the lower decks. In this case he was asking specifically for unit 1a1.
 - **The BOD decided that they would not allow this as it would have a negative effect on the overall uniformity of the exterior. Also, there could be liability issue with the amount of snow and ice that falls off the back roofs.**
- Picture Window Replacement
 - Unit 4b4 has asked the HOA to replace her picture window as a crack has developed in it, and the HOA had, at one time, replaced the windows for owners due to a construction issue.
 - **The BOD decided that they would not replace this unit's picture window as they had made a decision a few years ago that they would no longer be doing that.**
- Building 2 & 3 Hot Water Boilers
 - The hot water boilers in buildings 2 and 3 have worn through the glass insulation within the boiler. Currently the water in the boilers is rusting the iron and causing discoloration to the hot water.
 - RCMC is getting an estimate to replace these boilers from CountyWide.
 - The residents of those two building will be notified as to why they might be experiencing brown hot water.

NEXT MEETING DATE

- April 8th, 2017 at 4:00p.m.
 - This is the budget meeting.

ADJOURNMENT

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 5:13 p.m.