

# **GORE TRAIL at WILDERNEST**

## **Board of Directors Meeting**

### **May 11, 2013**

The Gore Trail at Wilderndest Board of Directors held a meeting on Saturday, May 11, 2013, at the Gore Trail Clubhouse. Attendees were Directors Nils Holtestaul, Ken Hostetler, Alison Rabinoff, Dwight Ballard, and Sandy Natarajan. Attending from Red Mountain Community Management (RMC) was Karen Shramo – Community Liaison. Mr. Holtestaul called the meeting to order at 9:05 a.m.

#### **APPROVAL OF MINUTES**

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the April 12, 2013 Board meeting were approved as written.**

#### **MANAGEMENT REPORT**

- Ms. Shramo requested that the monthly management fee be set up as an automatic payment from the HOA bank account to RMC. Ms. Rabinoff will contact Steele Street to authorize this.
- The possibility of replacing the smoke detectors throughout all units was discussed and various options were presented.

**RESOLUTION: Upon motion made, duly seconded and unanimously carried the smoke detectors in the hallway and kitchen/living room area will be replaced, and all batteries will be changed this year; the bedroom smoke detectors will be replaced next year.**

- The recycling station will be moved from the front of the clubhouse to the side by the parking spaces. A preliminary estimate to build a deck and shed roof came in at approximately \$4000. The Board determined that this could likely be completed during the owner workdays.

#### **OTHER MATTERS**

- A letter of concern from an owner about the \$100 annual assessment and voluntary owner workdays was discussed. It was also noted that the proxy provided by the owner with a negative budget vote was not assigned and is therefore not valid. Ms. Shramo attempted to contact the owner to have a new proxy sent, but was unsuccessful. Mr. Holtestaul will respond to the owner.
- Ms. Shramo will contact Snyder Painting, the company that completed the last full exterior painting, to request an evaluation of the siding paint condition and a recommendation of areas to be resurfaced.
- Board terms for Nils Holtestaul and Dwight Ballard are expiring, but both agreed to serve again if there were no other volunteers. Ms. Natarajan has listed her unit for sale and will be resigning from the Board. There is another Board position open from a previous resignation, for a total of four (4) positions to be filled at the Annual meeting.

#### **ADJOURNMENT**

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 9:55 a.m.**