

**GORE TRAIL at WILDERNEST**  
**Board of Directors Meeting**  
**April 9, 2011**

The Gore Trail at Wilderndest Board of Directors held a meeting on Saturday, April 9, 2011, at the Gore Trail Clubhouse. Attendees were Directors Nils Holtestaul, John Furutani, Rick Levinson, Ken Hostetler, Alison Rabinoff, and Dwight Ballard. Attending from Red Mountain Community Management (RMCM) were Karen Shramo – Community Liaison and John Schroeder – Community Manager. Mr. Ballard 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 22, 2011 Board meeting were approved as written.**

**FINANCIAL MATTERS**

Ms. Shramo reviewed the balance sheet and income statements for the period ending February 28, 2011. Assets total \$139,254.30 with liabilities of \$16,574.92 resulting in net equity of \$122,679.38. Other items discussed included:

- Several accounts have been given subheadings to help clearly define how funds are spent.
- The drywall repair from the recent sprinkler head leak will be reclassified to account 50290, Security & Fire Safety.
- Electric is slightly over budget for the month, most likely due to straight-lining the annual budget over twelve months.
- Miscellaneous Expenses includes \$120 that was due to RMCM but included in a check to the HOA.
- A certified letter will be sent to the owner that is 90 days delinquent, giving him 30 days to pay his account in full before a lien is filed against the unit.

The budget proposal for the 2012 fiscal year was reviewed, and slight changes were made, including:

- The snow plowing budget was reduced to \$18,498 to match the signed contract.
- Fireplace inspections will be completed every other year.
- Ms. Shramo will request a proposal from ResortInternet to increase the speed and reliability of the Wi-Fi service.
- Mr. Shramo will contact Timberline Disposals with regard to installing wildlife bars on the dumpsters.
- A proposal will be requested from Western States Fire Protection for installing new expansion tanks on the fire suppression system; \$6000 will be budgeted for possible upgrades.
- Window Cleaning will be budgeted in the Operating Account.
- The upper hot tub will be closed for the season; opening during July 4<sup>th</sup> weekend will be discussed with the owners at the annual meeting.
- An assessment of \$100 will be billed to all units. In lieu of paying the assessment, owners can volunteer their time to work on the property on June 11<sup>th</sup>.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the 2011/2012 budget proposal was approved as amended.**

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, all funds in excess of the approximate amount of two months Operating expenses will be permanently transferred from the Operating account to the Reserve account at the end of the fiscal year.**

#### **MANAGEMENT REPORT**

- Mr. Schroeder reported that walkway shoveling is continuing, along with roof raking and clearing of window wells.
- Potential summer projects to be completed by RMCM were discussed. The Board requested a list of all project ideas be submitted, and that some could be completed on the Owner Workday.
- Two screens that were damaged by falling ice will be repaired at the HOA's expense.
- A lockbox to hold a key to the shed will be installed in the clubhouse closet for Board member access.

#### **OTHER MATTERS**

- The Board excused Mr. Schroeder and Ms. Shramo for ten minutes to discuss the new management. They also voted to award bonuses to both employees for the hard work to date in keeping up with walkway, carport, window well, and metal roof snow removal. Ms. Shramo and Mr. Schroeder thanked the Board for their consideration.
- The Annual meeting will be moved to Saturday, May 21, 2011, at 10:00 a.m. Mr. Ballard will request Ms. Natarajan to send a notice to all owners on the Yahoo! discussion group and Ms. Shramo will update the RMCM website and send official notice within the next week. The Board will meet prior to the Annual meeting.

#### **ADJOURNMENT**

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 4:27 p.m.**