

GORE TRAIL at WILDERNEST
Board of Directors Meeting
May 5, 2007

The Gore Trail at Wilderndest Board of Directors held a meeting on Saturday, May 5, 2007, at the Gore Trail Clubhouse. Attendees were Directors Rick Levinson, Ken Hostetler, Sandy Natarajan, Dwight Ballard, and Nils Holtestaul. Attending from Wilderndest Property Management (WPM) were Barb Walter – Operations Director, Karen Shramo – HOA Liaison, and Curt Kaskey – Property Manager. Mr. Levinson called the meeting to order at 3:03 p.m.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the February 24, 2007 Board meeting and Organizational meeting were approved as written.

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the April 2, 2007 Emergency meeting were approved as written.

FINANCIAL MATTERS

Window Replacement

- Ms. Walter provided copies of the minutes from the June 1, 2002, meeting, during which a decision regarding replacing the large picture windows was made.
- The Board had discussed this issue at the emergency teleconference they held in April. Mr. Levinson feels that provision should be made to repair each unit one time.
- Mr. Hostetler pointed out that every unit might not need the repair, and that it is not always the same window that is affected.
- The Board requested Ms. Shramo ask Ed Storako, the contractor who has fixed several of these windows in the past, what exactly is needed to repair the window framing so it will not break again.
- It was pointed out that to repair each window framing before the glass breaks would be cost effective.
- Ms. Walter let the Board know that instead of changing the approved Budget, these repairs can be paid for out of the Reserve account under Capital Improvements.
- Mr. Holtestaul suggested checking for studs under each window to determine the windows that have previously been repaired, or that were framed correctly at the time of construction. He pointed out that this would be an easy project on a workday.
- Ms. Shramo will speak with Mr. Storako and will bring the requested information to the next meeting.

Balance Sheet

Ms. Walter reviewed the balance sheet for the period ending March 31, 2007. Assets total \$187,390.07. With liabilities of \$255,678.97, the total net equity is \$(68,288.90).

- Tony Snyder, WPM Owner, negotiated a better interest rate with USBank, and all accounts now accrue interest at 5.5%.
- An updated Dues Aging Report shows that only 2 units are in the 90-day delinquency period.
- Snow removal, gas, and electric are all under budget year-to-date.
- The construction loan can be drawn on until June 26, 2007.

Major Maintenance Chart

- There is \$15,000 allocated for landscaping. This was set aside to add trees along the road. The Board agreed to table this discussion until the next meeting since the best time to plant trees would be in the fall.
- Mr. Levinson had nothing to report at this time on the Wickes case, but will call for an update before the next meeting.
- There are several gutters along the north side of the building that need replacing. Mr. Holtestaul suggested having repairs made to the three worst areas to see what solution works the best. The Board would like the opinion of a roofing contractor, and asked Ms. Walter to arrange this. Mr. Kaskey will meet with the roofer and any Board members that are available. After information has been collected, a meeting will be called to discuss the best way to proceed.

Change of Fiscal Year

It was discussed at the Annual Meeting that February is inconvenient for most owners, that an early summer meeting would be better. To change the date of the Annual Meeting, the dates of the fiscal year must be changed as well.

- The Board believes that a fiscal year ending June 30 would accommodate most owners.
- The only expense associated with changing the year-end is for filing the extra taxes. This charge would fall under the “Accounting” line item on the Budget.
- In order to change the fiscal year, the Association must apply to the IRS.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board elected to change the Fiscal year to July – June.

Review of Tree Cutting/Spraying Budget

- A contract to have Alpine cut and remove all beetle-kill trees was reviewed, signed by Mr. Levinson, and given to Ms. Shramo to pass on to the appropriate department.
- Mr. Hostetler walked the property and marked 123 trees to be sprayed. He has not received a contract yet, but anticipates the cost to be just over \$1100, at \$9 per tree.

HI-SPEED INTERNET SERVICE (HSIS) PRESENTATION

Eric Geis of ResortInternet gave a presentation to the Board on wireless (WiFi) Internet service.

- He explained features and benefits of the program he’s offering exclusively to WPM managed properties. An HOA can select the level of customer care by price.
- Mr. Geis guarantees adequate service in each unit. He can also provide service in the Clubhouse, but this will require an additional access point.

The Board thanked Mr. Geis for his time and he departed the meeting at 4:10.

After further discussion, the Board reached the following decisions:

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board of Directors approved adding project-wide High Speed Internet service.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board of Directors approved the bid submitted for HSIS by ResortInternet.

RESOLUTION: Upon motion made, duly seconded, and carried with one opposing vote, the Board of Directors approved the full customer care package as presented by ResortInternet.

A brief discussion ensued as to where the funds to pay for the service should be pulled from.

- The option of borrowing from the existing line of credit was discussed.
- To utilize the amortization option, the equipment would end up costing \$4139 more than to buy it up front.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board of Directors approved purchasing the wireless equipment up front.

It was determined that the cost of the equipment can come from the Reserve account to avoid a dues increase at this time.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board of Directors approved paying for the equipment from the Reserve contingency account.

For the time being, the cost of the service can come from the Operating account, until such time as a line item for HSIS can be added to the budget.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board of Directors approved paying the monthly charges for the HSIS from the Operating account.

Ms. Shramo will notify Mr. Geis of the Board's decisions. Once a live date has been determined, Ms. Shramo will advise Ms. Natarajan so that she can post a notice on the Yahoo! Groups page.

MANAGEMENT REPORT

Action List Updates

- The Board requested Mr. Kaskey to have his staff put the parking stops back in place since snowplowing is over for the season.
- The electric panel covers need to be painted to match the siding. This will be a workday project. Mr. Kaskey will need a list of supplies and paint colors to gather for the workday.
- Adding a Tuff Shed to the property was previously discussed and approved at the Annual meeting. At that time the Board had requested Mr. Kaskey to get information on price and size. The most cost efficient option is the TR-700, 8'x10' shed. It was decided to order the shed unpainted and add that to the list of workday projects.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board approved buying an 8'x10' Tuff Shed and installing it on the north side of the clubhouse against the railing.

- Also discussed at the Annual meeting was the possibility of adding bike racks to the carports. Mr. Ballard and Mr. Holtestaul had investigated several possible options, from one or two-bike holders that could be installed on the timbers at the front of the carport, to heavy-duty hooks that could hang from the beams. The Board tabled the discussion until the workday, at which time they would like Mr. Kaskey to provide an example to review on site, as well as a cost for installation.

Review of R&M Policy

- There had recently been some confusion on what areas are owner responsibility and what areas are the responsibility of the HOA. These areas of responsibility were reviewed per the Declarations.

OTHER MATTERS

Ms. Natarajan had a list of items brought up by owners on the Yahoo! Groups webpage.

- **There are holes in the siding that appear to be caused by woodpeckers.** Mr. Holtestaul volunteered to fill these on the workday.
- **Is painting the back decks owner or HOA responsibility?** The back decks are considered limited common areas and are the responsibility of the HOA. Paint can be provided to the owners to do touch-up painting but the entire decks are painted at the same time as the buildings.

Mr. Kaskey and Mr. Schmidt compiled a list of items on the property that need attention. Decision were made on the following:

- **Dry wall damage in the clubhouse.** Has already been repaired by Mr. Kaskey.
- **Replace flashing.** Mr. Kaskey will attend to this.
- **Add a step to the lower hot tub.** The Board determined that there is no need for a step.
- **Clubhouse doors need to be painted.** This can be done as a workday project.
- **Tuff shed.** Will be ordered; to be painted on the workday.
- **Exterior electric outlets need covers.** Mr. Kaskey will attend to this.

Workday

- The Board is thinking of charging homeowners an assessment if they do not attend the workday. They determined that they will charge next year so this can be added to the budget.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board of Directors approved charging owners who are absent from the 2008 workday.

The next meeting will be July 28, 2007, at 3:00 p.m. at the Gore Trail clubhouse.

ADJOURNMENT

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 6:02 p.m.