

GORE TRAIL at WILDERNEST
Board of Directors Meeting
September 27, 2008

The Gore Trail at Wilderdest Board of Directors held a meeting on Saturday, September 24, 2008, at the Gore Trail Clubhouse. Attendees were Directors Rick Levinson, Ken Hostetler, Nils Holtestaul, Sandy Natarajan, Alison Rabinoff, and Dwight Ballard. Attending from Wilderdest Property Management (WPM) were Barb Walter – Director of HOA’s and Karen Shramo – HOA Liaison. Owners Carl and Mary Ann Deus also attended. Raf Suarez – Director of On-Mountain Properties joined the meeting already in progress. Mr. Levinson called the meeting to order at 2:02 p.m.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the May 24, 2008 Board meeting were approved as written.

Ms. Walter introduced Raf Suarez as the newly promoted Director of On-Mountain properties, and explained that he was attending the meeting in place of Mr. Kaskey who had a prior commitment.

FINANCIAL MATTERS

Ms. Walter reviewed the balance sheet and income statements for the period ending August 31, 2008. Assets total \$211,238.03 with liabilities of \$194,537.95 resulting in net equity of \$16,700.08. Other items discussed included:

- There are only very small delinquencies in the 30-day column; all other dues are current.
- The special assessment invoices for the new fiscal year were sent out after the first payment became due, which may explain why several have not been paid. The invoice did not include the total amount owed for the year, but that number can be found on the HOA website.
- The gas line is under budget year-to-date. Ms. Walter also noted that Mr. Snyder had recently hedged gas prices.

MANAGEMENT REPORT

- An alternate storage space for paint will need to be found for the winter. Mr. Suarez can accommodate this. The Board also noted that the storage key is missing again. Mr. Suarez will have a new key made.
- The Board requested information from Ms. Walter regarding the cost of the current on-site management. She did not have these numbers available, but noted that WPM has several management styles, including “Admin Only” where only accounting and secretarial services are offered. The Board will look into having a resident owner provide on site management services, and requested that WPM provide a list of what services they currently receive that would be left out of an “Admin Only” contract.

OTHER MATTERS

Litigation Update

- Mr. Levinson explained the current standing of the Wickes case, and that the HOA is entitled to 25% of the awarded settlement. A November trial date was set, but the attorney for Wickes was granted a continuance to January, as they are new to the case. Depositions will be needed from Pat Rice, the HOA Liaison at the time of the reconstruction, and Ed Storako, the owner of the company that completed the reconstruction. Mr. Levinson believes that settlements will begin being discussed within 60 – 90 days.

Roof Update

- Mr. Holtstaul reported that roof repairs are being completed over the next month.
- There was discussion over the best type of metal material to try for the test areas. A textured metal that would look more like shingles was suggested, but the cost of this material is unknown.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board approved a slick metal roofing to be installed in test areas.

- Mr. Holtstaul will contact Turner Morris and will find the closest possible color match for the metal and existing shingles.

Trees

- Mr. Hostetler informed the Board that so far he had only identified one newly beetle infected tree, and that he could not determine if it was truly a successful hit. There are also three spruce trees that are not doing well, but he would prefer to watch these through the winter before cutting them.
- He suggested only planting new trees at the front entrance. It was noted that the sprinklers behind the carports did not work this summer, but that it should be verified that they are turned off for the winter.

Painting

- Some punchlist items were noted, and will be reported to the contractor.
- The carport posts will be painted, but not the header. This was not included in the contract, but the painter is willing to add it at no additional charge. He has also done touch-ups on some doors.

Unauthorized Access

- The Board questioned WPM on the unauthorized use of units, and it was explained that the only owner that had recently reported a problem was never able to provide the details necessary to determine the supposed dates of use, so the matter was allowed to drop.
- A proposal was discussed at the last Board meeting to install a proximity key card system at the clubhouse in an effort to limit its use by outside parties. Ms. Natarajan has confronted some violators who have admitted that they neither own nor rent a unit at Gore Trail. Mr. Suarez suggested calling the property manager or the 24-hour answering service at these times. He also explained the way the proximity card reader can be used to see who last accessed the clubhouse. It was noted that one card could be assigned to employees to track when they enter the clubhouse for cleaning and maintenance.
- The Board questioned the security check procedure, and how keys are maintained. They requested Ms. Shramo to send a memo to all owners regarding rekeying units, security checks, unauthorized use and access of units, and asking owners to provide the name of their rental management contact.

RESOLUTION: Upon motion made, duly seconded, and carried with one opposing vote, up to \$3000 will be spent on the proximity card reader system for the clubhouse.

Other Items

- Since on site recycling is too costly to consider at this time, Ms. Rabinoff will research recycling location options and provide information to Ms. Shramo for distribution to all owners.
- An owner requested permission to install operable windows in place of existing stationary to help airflow throughout his unit. The exterior appearance of the building should be maintained, so Mr. Levinson will look at wording for this rule for discussion at the next Board meeting.
- The smoke alarm batteries are due to be changed. Stickers will be placed on the batteries with the month and year they were installed.
- Owners experiencing problems with the Internet service should call the providers toll free 24-hour help desk.
- The next meeting will be held on Saturday, January 24, 2009, at 4:00 p.m. at the clubhouse.

ADJOURNMENT

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 4:10 p.m.