

**GORE TRAIL at WILDERNEST**  
**Board of Directors Meeting**  
**November 3, 2007**

The Gore Trail at Wilderndest Board of Directors held a meeting on Saturday, November 3, 2007, at the Gore Trail Clubhouse. Attendees were Directors Rick Levinson, Ken Hostetler, Sandy Natarajan, and Dwight Ballard. Attending from Wilderndest Property Management (WPM) were Barb Walter – Director of HOA's, Mike Nachtigal – Director of On-Mountain Properties, and Karen Shramo – HOA Liaison. Mr. Levinson called the meeting to order at 10:45 a.m.

**APPROVAL OF MINUTES**

**RESOLUTION:** Upon motion made, duly seconded and unanimously carried, the minutes from the June 23, 2007, and August 6, 2007, Board meetings were approved as written.

**FINANCIAL MATTERS**

Ms. Walter briefly reviewed the balance sheet and income statements for the period ending September 30, 2007. Assets total \$181,110.73; with liabilities of \$206,053.27, the total net equity is \$(24,942.54). Other items discussed included:

- It was noted that the Reserve fund showed a balance of \$29,297.84, which has been reduced as a result of tree removal and the \$50,000 loan payment made in June.
- The hot water holding tanks that were purchased are being installed one per month. This payment will also come from the Reserve account.
- The Dues Aging report shows a few small delinquencies. A 90-day delinquency was paid in full on October 12, 2007, after this report was run.
- A variance is shown for the installation and monthly charges for the Internet service, which was not originally budgeted.
- There are 23 trees on the property that were marked by the BMMD as being beetle infested. Mr. Hostetler will coordinate removal with Alpine Tree Service.
- The Major Maintenance Chart (MMC) for 2007 shows 15 months due to the fiscal year change. The loan repayment is scheduled to be made in 2008 and 2009. The north-side roofs are currently scheduled for replacement in 2010, and as previously discussed, may require a special assessment. The MMC and the roof replacement will be discussed in more detail at the budget meeting.

**MANAGEMENT REPORT**

**Action List**

Updates on the Action List were noted:

- Several photocells on common area lights were repaired. The Board commented that the cell on building 6 is still not working correctly. Mr. Nachtigal will have Mr. Kaskey address this.
- Touch-up painting has been completed on the clubhouse and on other areas around the property. The Board noted that the paint on the siding on buildings 5 and 6 is thin, and will need to be addressed in the spring.
- Mr. Levinson requested that the missing siding under the picture window on his deck be replaced by WPM since the contractor that repaired the window has not attended to it.

- The roof over the clubhouse entrance needs a diverter to help with water that drips to the ground and freezes, creating a dangerous ice situation. A bid for a gutter or a diverter will be requested from Turner Morris and a rubber mat will be added to the entrance.
- Mr. Nachtigal will research prices for new hot tub covers. Ms. Natarajan requested that the chemicals be checked as they are causing skin irritation for some of her guests.
- The Board requested that a key to the storage shed be made accessible to them; it will be placed in a specified location inside the clubhouse.
- Alternative materials for the entrance-shed roofs will be obtained from Turner Morris. As previously mentioned, roofing options will be addressed at the budget meeting, with options to be presented to owners at the Annual meeting.
- WPM will remove the deadfall trees for \$1200; the Board agreed that WPM may have the trees for firewood.

### **OTHER MATTERS**

The next meeting will be the Budget meeting on March 8, 2008, at 10:00 a.m. at the Gore Trail clubhouse. The Board asked Ms. Natarajan to post a notice on the Yahoo Groups website encouraging owners to attend. Ms. Shramo will cater a lunch for anyone attending.

The Board will plan a holiday après ski get together for all owners on Saturday, December 1, 2007. Ms. Shramo will email a current owner contact list to Ms. Natarajan who will send invitations to all owners.

### **ADJOURNMENT**

**RESOLUTION:** Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 11:48 a.m.