

FOREST PARK at WILDERNEST
Board of Directors Board Meeting
May 4th, 2021

The Forest Park at Wildercrest Board of Directors held a meeting on May 4th, 2021, 5:30 PM by teleconference, ZOOM only. Directors present in person were Directors Martin Desmery, Doug Carver, Gary Duncan, Robert Rhode, Greg Cudney and Jack Brestel. Attending from Red Mountain Community Management (RMCM) was Josh Shramo.

Martin Desmery called the meeting to order at 5:30 p.m.

APPROVAL OF MINUTES

There were no minutes to approve as the last meeting was the annual meeting.

FINANCIALS

Gary Duncan reviewed the financial statements:

Balance Sheet- As of May 4, 2021

The total checking and savings is \$187,727.15. Total assets \$211,735.61. Total liabilities is \$36,057.61. The total liabilities and equity is \$211,845.11.

Profit and Loss Statement

- There is a currently an extra payment to Western States that needs to be removed.
- Gary asked RMCM to spread the legal/professional budget of \$7400 over 12 months.
- Marty asked whether or not the check that was being held by the title company for the previous owner of 101e has been released to the HOA or not. The previous owner owed money for repairs to the fire suppression system.
 - RMCM confirmed that the check had been released and has cleared.

PRESIDENTS REPORT

Marty mentioned that there had been some complaints by owners to ban sledding behind the lower units. After discussion, the consensus of the Board was to decline adopting a rule to ban sledding.

For the most part, owners appear to be enforcing the rule regarding their guests not having dogs. If any owner is not adhering to the rule, Marty asked RMCM to inform him and he would contact the owner directly.

Marty mentioned the need to look at updating the rules, since they've not been updated in many years. Marty will take a look at the rules over the next month or so to see if any changes might be necessary.

Marty also discussed the need to add more solar lights to the parking area. The two lights that were previously installed last summer weathered the winter fairly well. That being the case, the Board decided to install the remaining solar lights in the parking lot.

MANAGEMENT REPORT

- Snow Management- RMCM has been shoveling the walkways, fire hydrants, a couple of gas meter banks, and a few ice dams.
- Insurance Proof- RMCM only has 5 more people to collect proof of insurance from. RMCM has been verifying that the amount of each owner's insurance meets the minimum recommended by Farmers.
 - The BOD instructed RMCM to send physical letters to the 2 ppl. that haven't responded at all to the request for insurance.
- Flo Valve Installation are finally complete. All owners have been notified of their personal SSID to connect with their valve.
- Drive throughs
- Illegal Dumping is still a problem at the middle dumpster. Mostly this is construction debris. Please let RMCM know if you see anyone dumping construction debris.
 - The Board asked RMCM to place more stickers or signs on the recycling asking people to breakdown their boxes.
- Annual Inspections have already been scheduled. This includes fire suppression systems, backflows, roofs, sprinklers, etc.
- Noxious weed spraying has also been scheduled again this year.

OLD BUSINESS

- Summer Painting
 - RMCM has followed up with Platte Capital multiple times to get them to commit to a time frame for painting. Right now they've only said, "early June".
 - RMCM will continue to try and nail down an exact start date.
- Gas Meter Bank Update
 - RMCM has contacted Xcel multiple times concerning the gas meter bank next to unit 81a. While it is bent away from the wall, it is not leaking gas, and therefore Xcel does not consider it an emergency. They said that it's on the "list".

NEW BUSINESS

- Summer Projects
 - A walk-around has been scheduled for May 11th at 0900 in order to take a look at the property and see what needs to be fixed.
- Gutter Installation at 11c and 21c
 - The BOD approved the installation of gutters at these two units which experience a bit of runoff from the roof that encases the exposed gas on the front of the unit.
- Heat Tape Repairs

- Robert is concerned that the heat tape might be superfluous if not detrimental to the roof.
- Before other heat tape repairs or additions are confirmed the Board would like to meet with Turner Morris to discuss and better understand the purpose of the heat tape as it is currently installed.
- Roof Inspection
 - Turner Morris is finishing the roof and heat tape inspection. RMCM is expecting a report within a couple of weeks from them.
- Removal of snow stops/fences
 - The snow fences/stops on the roof are meant to keep the snow on the roof. However, the point of having a metal roof is to have the snow shed from the roof and not create an ice dam. Right now the snow fences allow for a buildup of snow which creates an ice dam and in some cases a leak into the unit.
 - The Board installed the snow fences to satisfy the HOA's insurer, but now Farmers agrees that the snow fences are unnecessary,
 - Some owners have already removed their snow stops/fences and it did not have a negative effect on the ice buildup on the roof.
 - The Board is going to wait and talk to Turner Morris during their meeting to discuss heat tape before they make a decision on whether or not to contract with Turner Morris (who provided an earlier estimate) to remove the snow fences/stops.
- Installation of gas line cages
 - A number of the units have gas lines that are exposed to falling ice from the roof.
 - A meter cage would protect the gas line from that falling ice.
 - As an alternative to a cage, which can be expensive, another director mentioned the idea of placing wheelbarrows over the gas lines. Other directors objected to that idea for aesthetic reasons.
 - The Board tabled the discussion for another meeting.

NEXT MEETING DATE: The next Board Meeting is scheduled for July 15th, 2021 at 5:00 PM.

ADJOURNMENT

RESOLUTION: Upon motion made by Martin, duly seconded and unanimously carried, the meeting adjourned at 8:51 p.m.