

GORE TRAIL at WILDERNEST

Board of Directors Meeting

April 12, 2014

The Gore Trail at Wilderndest Board of Directors held a meeting on Saturday, April 12, 2014, at the Gore Trail Clubhouse. Attendees were Directors Ken Hostetler, John Furutani, Rick Levinson, Alison Rabinoff, and Marlene Strattan. Director Nils Holtestaul participated via teleconference. Attending from Red Mountain Community Management (RMC) were Karen Shramo – Community Liaison, Josh Shramo – Owner, and Caleb Smith – Community Manager. Mr. Levinson called the meeting to order at 5:05 p.m.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the February 8, 2014 Board meeting were approved as written.

FINANCIAL MATTERS

The budget proposal for the 2014/2015 fiscal year and the Major Maintenance Chart (MMC), which shows Reserve projects for the next twenty-five (25) years, were reviewed with much discussion, including:

- The annual landscaping assessment of \$100 per unit is included in the budget. Jack Scheuerman, an attorney specializing in HOA law was contacted regarding the legality of allowing owners to volunteer their time as part of an HOA-sponsored work day in lieu of paying the assessment. Mr. Scheuerman believes that the Board has properly disclosed both the assessment and workday option for the last several years and given owners an opportunity to voice their opinions and concerns in an open forum, and therefore there is no legal reason not to continue in the same manner.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, Mr. Jack Scheuerman will be retained by the HOA to redraft the Rules & Regulations and Collection Policy in accordance with current Colorado statutes.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, action will be taken against any owners that have not yet paid the \$100 landscaping assessment for the 2013/2014 fiscal year. Owners not willing to pay will be contacted by Mr. Scheuerman and may be subject to late fees and legal action, up to and including a lien being placed on their property.

- Replacement of the North side (front) roofs has been postponed several times at the recommendation of Turner Morris Roofing, but it is felt that there may be buildings that need replacement in the 2014 season. An inspection is scheduled for Thursday, April 17th (depending on weather), after which more information will be available. To replace two (2) buildings per year for the next three (3) years, a special assessment or dues increase will be necessary. Mr. Shramo will research securing a line of credit with Steele Street Bank.
- Fireplace safety inspections and cleans will be completed at the expense of the HOA. Owners not allowing access to their units may be required to submit proof of an inspection being completed by a certified contractor at their own expense. It was agreed

that the problems of fluctuating gas pressure being experienced by a single owner are not the responsibility of the HOA.

- A proposal to enclose the carports partially or completely was obtained. The cost would be at least \$108,000. The Board determined that this could not be completed without a substantial special assessment. Owner input will be obtained to determine the desirability of the project.
- A proposal for painting the buildings in a two-tone color scheme plus a trim and door color was reviewed. Ms. Shramo will request prices for painting back doors in the green trim color, and a separate proposal for including only one body color from the contractor.
- Sealing of the parking lot was postponed to 2017, based on the recommended frequency by the contractor, leaving only crackfill to be completed on the proposed budget. RMCM will touch up the former handicapped spaces at building 5.
- A proposal for repairing the drain pan in the parking lot will be obtained, but \$5000 will be budgeted for the project.

As several items could not be finalized without further input from contractors, another meeting will be held to approve the budget proposal prior to sending it to owners for ratification at the Annual meeting. RMCM will email the updated proposal to the Board, along with more information on painting, the state of the roofs, a line of credit, and dues increase and special assessment options.

OTHER MATTERS

- Two Board terms are expiring at the Annual meeting, Mr. Hostetler's and Ms. Rabinoff's, both of whom are willing to serve again or step down if there are other owners interested in serving.
- The teleconference to approve the budget will be held on Monday, April 21, 2014, 5:00 p.m.

ADJOURNMENT

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 6:34 p.m.