

**GORE TRAIL at WILDERNEST HOMEOWNERS ASSOCIATION  
ANNUAL MEETNG – May 17, 2014**

The Gore Trail at Wilderndest Homeowners Association held its annual meeting on May 17, 2014, at the Clubhouse. Attendees included Directors Ken Hostetler, Dwight Ballard, Rick Levinson, Nils Holtestaul, and Marlene Strattan, and the owners listed below as present or represented by proxy. Josh Shramo, Karen Shramo, and Caleb Smith represented Red Mountain Community Management (RMCM). President Nils Holtestaul called the meeting to order at 10:00 a.m.

**ROLL CALL AND CERTIFICATION OF PROXIES**

The following roll call of members present or represented by proxy verified that quorum requirements of 20% of the membership (15 units) were met and that proper notice of the meeting had been sent.

**Owners Present:**

Unit #	Owner	Unit #	Owner
1A3	Joan Tilden	2B7	Nils & Cathy Holtestaul
1A4	Victor & Hannah Mokler	3B1	Rick & Deborah Levinson
1B2	James & Joyce Cullen	3B5	Howard Gueck
1B4	Dwight Ballard	5B2	Laurence & Marlene Strattan
2A5	Jason Halko	6A4	Truman & Loretta Abbott
2A7	John K. & Jan Hostetler		

**Owners Represented by Proxy:**

Unit #	Owner	Proxy To:	Budget Vote	Unit #	Owner	Proxy To:	Budget
1A6	Brett Buller	President	Approve	2B4	Ann Kelly	Michelle Kelly	Approve
1B1	Kenneth Rethmeier	President	Approve	4A4	Alison Rabinoff	Dwight Ballard	Approve
2A2	Diane Phillips	President	Approve	4B2	Stuart Michael	President	Approve
2A6	Judy Griswold	Ken Hostetler	Approve	6B1	Michael Schaefer	President	Undirected
2B2	Craig Schaefer	Ken Hostetler	Approve	6B4	Patricia Lawlus	President	Approve

**APPROVAL OF MINUTES**

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes of the annual meeting held on May 11, 2013, were approved as written.**

**PRESIDENT’S REPORT**

Mr. Holtestaul thanked the owners in attendance and reported that though it had been a quiet year there were some items of note, including:

- The largest project was switching the cable TV service to ResortInternet (RI) from Comcast. Some problems with Internet service had been experienced recently, and the Board and RMCM will continue to work with RI to reach an acceptable solution. There is a shortage of available bandwidth in the County, so speeds comparable to the Denver metro area will never be achieved. When owners or renters experience problems in speed and connectivity, they should immediately call the RI 24-hour helpdesk toll-free at 877-208-4141.
- A dues increase is suggested in the Board-approved budget for the next fiscal year. It has been several years since there was any type of increase or assessment. It is possible that a Special Assessment may be needed in the coming years to fund the reroofing of the front sides of the buildings. This project was deferred another year, thanks in part to the on-going maintenance by Turner Morris and the close working relationship the Board has cultivated with them.
- A major focus of the Board is to build a healthy Reserve balance, as this has become very important to potential buyers, and helps to maintain higher property values and faster sale times.
- No matter how carefully expenses are budgeted, there will always be on-going maintenance and unbudgeted expenses such as heating valve replacements, sprinkler head leaks, and hot tub problems. The HOA is continuing to replace smoke detectors in all units and will keep replacing batteries in all smoke detectors every other year. Owners were reminded to install CO detectors, per state law.
- Due to catastrophic insurance losses within the state, insurance costs may continue to increase. Losses around the country can impact local rates. Due to the management of losses at Gore Trail in recent years, the HOA’s rating should be improving, which could result in slight decreases going forward.

- The Rules and Collection Policy are being rewritten by an HOA attorney to comply with new state laws. Notice will be sent to all owners before they are put into effect.
- There has been some pushback from three (3) individual owners regarding the workday and landscaping assessment. These owners are adamantly against the continuation of either practice. The owners present expressed support for the assessment and workday.
- There are two (2) openings on the Board of Directors. Alternate directors and committees can also be added as needed.

### **MANAGEMENT REPORT**

Ms. Shramo thanked the owners for attending the meeting and for continuing to support RMCM, and gave a report of management information, including:

- A website is provided for the Association at [www.redmountaincm.com](http://www.redmountaincm.com), where all association documents are posted as per the requirements of Colorado statute. To maintain security, owners must login to the site and can contact Ms. Shramo for the username and password. It was noted that recent problems with accessing minutes and financial information will be corrected, and that if owners cannot find a document they need, they can request it by email.
- RMCM can provide housekeeping services, interior painting, some plumbing work, basic electrical work, carpentry, and other maintenance tasks. Prices are either bid by the project, or completed at \$19 per hour plus materials. Owners were encouraged to contact RMCM for any maintenance needs, even items not specifically mentioned, so that qualified contractors could be recommended for items beyond RMCM's scope of experience.

### **FINANCIAL REPORT**

**Balance Sheet** – As of April 30, 2014, assets in all accounts total \$263,599.65. With liabilities of \$23,233.19, the net equity is \$240,366.46.

**Major Maintenance Chart (MMC)** – The MMC was reviewed, and projects were discussed. The reroofing project and siding resurfacing are the next major projects scheduled. The chart will continue to be populated with future projects as timing is determined.

**Budget Proposal** – Ms. Shramo explained the budget proposal and noted points of interest including:

- There is an average \$25 per unit per month dues increase budgeted this year.
- An assessment of \$100 will be charged to each unit in 2015, which owners can satisfy by participating in one the property workdays. In addition, owners can contact RMCM for a list of approved projects that can be completed anytime throughout the summer months. There has been some disagreement from a few owners about the workday, but the Board has spoken with an attorney and has been advised that workdays and the associated assessment are legal. The owners in attendance are unanimously in favor of continuing the assessment and workday.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board-approved budget proposal for the fiscal year 2014 - 2015 was ratified.**

### **OTHER MATTERS**

- Mr. Levinson presented preliminary findings on partially or fully enclosing the carports. The cost would likely be somewhere around \$110,000, and would result in a special assessment to all owners. Before continuing the exploratory process, the Board wished for input from owners. The owners present expressed definite interest and requested that more information be obtained.

**Election of Directors** – There are 2 Board positions expiring. Mr. Hostetler volunteered to serve again, but Ms. Rabinoff would prefer to step down if there are other interested in serving. Nominations and volunteers were requested from the floor. Mr. Jason Halko volunteered to serve in a full capacity, and Mr. Truman Abbott and Mr. James Cullen offered to fill alternate positions.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, Mr. Hostetler and Mr. Halko were elected to the Board of Directors with terms to expire in 2017, and Mr. Cullen and Mr. Abbott were elected to serve in alternate capacities.**

The Board was reminded to remain after the meeting was adjourned for a brief organizational meeting to elect officers and set their meeting schedule.

**Workday** – Three owner workdays were scheduled for 2014, as that seemed to work well the previous year. The dates are: Saturday, June 14<sup>th</sup>  
Saturday, July 12<sup>th</sup>  
Saturday, August 9<sup>th</sup>

Owners should meet at the clubhouse at 9:00 a.m. to sign up for projects to work on. Lunch will be provided following the work for all those who participated, and the annual RMCM picnic will be held after the July work day for any owners that are in town.

The 2015 workdays will also occur on the second Saturday of each of these months.

**Next Meeting Date** – The next Annual meeting will be held on Saturday, June 13, 2015, following the workday, at 4:00 p.m. at the clubhouse.

**ADJOURNMENT**

The meeting adjourned at 12:06 p.m.