

GORE TRAIL at WILDERNEST
Board of Directors Meeting
June 13, 2009

The Gore Trail at Wilderndest Board of Directors held a meeting on Saturday, June 13, 2009, at the Gore Trail Clubhouse. Attendees were Directors Ken Hostetler, Rick Levinson, Nils Holtstaul, Alison Rabinoff, Sandy Natarajan, and Dwight Ballard. Attending from Wilderndest Property Management (WPM) was Karen Shramo – HOA Liaison. Mr. Hostetler called the meeting to order at 12:52 p.m.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the May 16, 2009 Board meetings were approved as written.

FINANCIAL MATTERS

The May financials were not yet available, and the April financials were reviewed at the previous meeting. Ms. Shramo was directed to pay the plumbing expenses from the Reserve account.

MANAGEMENT REPORT

- Locking cases have been installed over the thermostats in the clubhouse. The Board requested that programmable thermostats be installed as well.
- The boiler room on the east side of building 2 was broken in to. The lock will be repaired or replaced.

OTHER MATTERS

- The shed roofs on buildings 4, 5, and 6 are almost completed. It was noted that the color is lighter than the trial roof that was installed, so it will be replaced.
- Ms. Natarajan expects the clubhouse key cards to be delivered in the next week. She will meet with the locksmith for training on the system.
- Ms. Rabinoff suggested selling the pool table and using the space for something else. She will look into this possibility further. She also asked for suggestion on the art work to be used in the clubhouse.
- Ms. Shramo will request bids for asphalt patching, seal coat, and striping. It was noted that slash marks should be added in front of the fire valves to designate a no parking area. The number of handicapped spaces will also be reduced to two per building.
- The heat tape will be inspected in September
- Ms. Natarajan reported that she is having raccoon problems again in the deck closet and in the crawl space. WPM will contact a contractor to have the animals relocated.
- The group window discount would make the cost \$300 - \$400 per window installed for sliders. There would need to be at least 15 owners participating to receive the discount. Ms. Shramo will keep track of interested owners, and will request a bid on the 4 windows and door to be replaced in the clubhouse.
- Bids for window cleaning will be requested and forwarded to the Board once they are received.

ADJOURNMENT

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 1:25 p.m.