

**GORE TRAIL at WILDERNEST**  
**Board of Directors Meeting**  
**August 18, 2012**

The Gore Trail at Wilderndest Board of Directors held a meeting on Saturday, August 18, 2012, at the Gore Trail Clubhouse. Attendees were Directors Nils Holtestaul, Ken Hostetler, Alison Rabinoff, Dwight Ballard, Sandy Natarajan, and alternate Truman Abbott. Attending from Red Mountain Community Management (RMCM) was Karen Shramo – Community Liaison. Mr. Holtestaul called the meeting to order at 3:08 p.m.

**APPROVAL OF MINUTES**

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the May 22, 2012 Board meeting were approved as written.**

**FINANCIAL CONSIDERATIONS**

Ms. Shramo reviewed the balance sheet and income statements for the period ending July 31, 2012. Assets total \$224,989.33 with liabilities of \$32,841.36 resulting in net equity of \$192,147.97. Items of note include:

- Line 50276, “Alarm System Repairs”, is over budget due to necessary repairs to a phone connection and the alarm panel.
- Line 54010, “Clubhouse Hot Tub Maintenance”, is slightly over budget due to a gasket repair on the upper tub.
- Most owners have either paid their annual special assessment or completed a work project to fulfill the requirement. It was suggested that multiple organized workdays would encourage more owners to participate. These will be held on Saturdays, June 8, July 13, and August 10. Notice will be sent to all owners of these dates.

**MANAGEMENT REPORT**

- Work was completed in two more units that were measured for windows last spring. There was considerable confusion about permitting and inspections by the County. Given the problems encountered working with Accent Windows, the Board requested Ms. Shramo to research other window vendors and installers.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board will approve up to two (2) additional window vendors. Owners would contact Red Mountain Community Management for the preapproved windows, which would match the previously set guidelines for style.**

- A proposal to install a timer on the hot tub boiler was reviewed. This will save energy by lowering the water temperature overnight, and will also discourage after-hours use, which has been a problem recently. The cost of \$515 should be recouped in approximately twenty-two (22) months.
- The hot tub covers will both need to be replaced before the winter season.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, both hot tub covers will be replaced by the less expensive of two (2) proposals to be obtained by Ms. Shramo.**

#### **OTHER MATTERS**

- An owner expressed concern about the paint product being used to refinish the railing caps. The Board discussed other options, but still feels that this is the best option as many railing boards would need to be replaced if a standard paint were used. The project will continue and be observed throughout the winter.
- The repairs to the sprinkler system stand pipes have been completed. Inspections of the interior system uncovered several small repairs that were recommended. The Board approved completing all suggested repairs.
- Recently there have been trailers and motor homes parked on-site. The Board agreed that as long as these items were not impeding parking to the point that it was disruptive to other owners or guests, violations would not be issued. If it becomes a problem, this policy will be reevaluated.
- The next Board meeting will be held on Saturday, November 17, 2012 at 4:00 p.m. at the Clubhouse.

#### **ADJOURNMENT**

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 4:03 p.m.**