

**GORE TRAIL at WILDERNEST  
Board of Directors Meeting  
January 25, 2020 – 4:00 PM**

The Board of Directors met quorum requirements per the Bylaws of Gore Trail with the following in attendance: Directors Jim Cullen, Jason Haiko (teleconference), Alison Rabinoff, David Janokoski (teleconference), Bryan Dick, Marlene Stratton, Steve Skladenek

Absent Directors: David Sutley

Attendees from Red Mountain Community Management (RMCM) were Josh Shramo, Owner, and Sheila Skaggs, CAM. The meeting was called to order at 4:03 p.m.

The Gore Trail at Wildercrest Board of Directors held a Board Meeting on Saturday, January 25, 2020, 4:00 p.m. at the Gore Trail Clubhouse.

**APPROVAL OF MINUTES RESOLUTION**

**MOTION: Upon motion made by Jim, duly seconded, the minutes of September 14, 2019 were approved.**

**FINANCIAL CONSIDERATIONS** Ms. Skaggs reviewed the balance sheet and income statements for the period ending December 31, 2019. Total Checking and Savings are \$73,694.80. Assets total \$78,834.34 with liabilities of \$17,958.24 resulting in total Liabilities and Equity of \$78,834.34.

Profit and Loss Statement review – The income column is approx. \$100,000 compared to the budget column due to a clerical error which will be corrected by RMCM. The Board discussed the columns on the P&L Statement. Shoveling is included in the management contract but not window well cleanout and fire hydrant clean out. The fire suppression system is inspected annually and fireplaces are inspected every other year. Those costs will be noted on the financials at those times. Line item 50320 – General Building Maintenance is up due to window cleaning, metal stairs, and drywall repairs to unit 2D3. Line item 54000 – Clubhouse and Hot Tub is up due to hot tub pump repair and a bubbler repair. The lower hot tub line froze during an extreme cold situation. Operating Expenses are over budget by approx. \$27,000.

Reserves Expenses – Line item 60011 – Painting was over initial costs estimates due to having to hire a different contractor at the last moment. Line item 60026 – Heat Tape repair costs are over budgeted amount by \$41,000. Line item 60032 – Boiler repairs costs are up due to items required by the state of Colorado after inspections.

The last half of the Special Assessment was due on September 1, 2019. A reminder email will be sent as there is still a homeowner who has not paid their assessment.

**MANAGEMENT REPORT**

- Normal snow loads now unlike the beginning of winter.
- The heat tape junction box o Building 4 still has to be replaced.

Summer 2020 suggestions:

- The parking lot needs crack seal and seal coat.

- The shingles on the carports are now mismatched from repairs because the old style shingles are no longer available.
- Rail cap repairs will be done
- A “Do Not Park” signs is needed at the entrance of the property to dissuade trail parking.

#### **OLD BUSINESS**

#### **NEW BUSINESS**

- The clubhouse furniture will be replaced. Allison will shop for furniture at Habitat for Humanity and have the old furniture removed.
- The Board discussed tree cutting at GT. A policy will be developed to handle future requests for tree removal.

#### **OTHER MATTERS**

- Dogs brought in by tenants and guests that are left alone and barking will be reported to the Short Term Rental Hot Line of Summit County.
- A newsletter will be developed and sent to homeowners soon. Sheila will send a sample newsletter to Allison for review.

#### **NEXT MEETING DATE**

May 2, 2020 at 4:00 PM

Annual Meeting June 13, 2020 – 2:00 PM to 4:00 PM with food served

Work Day on June 13, 2020 – 9:00 AM to 12:00 PM

Adjournment: 5:20 p.m.