

GORE TRAIL at WILDERNEST

Board of Directors Meeting

September 12, 2015

The Gore Trail at Wilderndest Board of Directors held a meeting on Saturday, September 12, 2015, at the Gore Trail Clubhouse. Attendees were Directors Ken Hostetler and James Cullen. Attending by phone were Jason Halko, Dwight Ballard, John Furutani, Marlene Strattan, and Rick Levinson. Attending from Red Mountain Community Management (RMCM) was Josh Shramo. In the physical absence of President Rick Levinson, Mr. Shramo called the meeting to order at 9:57 a.m.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes from the June 13, 2015 Board meeting were approved, pending the following corrections:

- The addition of Jim Cullen to the attendees

FINANCIAL CONSIDERATIONS

Mr. Shramo reviewed the balance sheet and income statements for the period ending July 31, 2015. Assets total \$262,807.52 with liabilities of \$40,259.26 resulting in net equity of \$222,548.26. Items of note include:

- Line 50231, "In-Unit Cable", is over budget by 100% for the month due to an overpayment sent by RMCM. We have spoken to RI and there is currently a credit on your account for the month of September.
- Line 50320, "General Building Maintenance-Other", is the repair of the window well gates and trim.
- Line 60014, "Touch-ups", is the charge for the power-washing and painting of the backside of the parking lot fences
- Line 60015, "Building Walkways", is the charge for the power-washing and sealing of the building walkways
- Line 60120, "Grounds- Other", is the charges associated with the repairs to the parking lot fences

MANAGEMENT REPORT

- Josh Shramo discussed the completed summer projects:
 - Building Walkways
 - Mr. Cullen and Mr. Hostetler both recommended putting a second coat of sealer on the walkways
 - Asphalt sealing and crack fill is complete
 - Building 5 & 6 roof replacement
 - Both buildings are complete and it was noted that they look very good
 - A concern of RMCM was the amount of snow shedding that the roofs will do this winter, which will possible lead to an increase in shoveling of the window wells, and therefore costs associated with that line item

- Mr. Levinson asked that a cost breakdown of the expected costs for the full replacement be sent to the BOD
- Touch-up painting of the buildings
 - It is still going on, but for the most part is complete for the year
- Rock work at Building 6
 - There is a section of rock on the foundation of building 6 that was apparently never completed when the buildings were built
 - RMC M is set to complete the rock work later this month
- Parking Lot Fence Repair
 - There was a bit more work than originally planned, and a few of the vertical support posts had to be dug out and reset as they were broken
- Tree Removal
 - Alpine Tree removed a couple trees that RMC M marked earlier in the summer
 - Mr. Hostetler and Mr. Cullen are going to walk the property and mark a few more trees for removal
 - Mr. Hostetler requested that the “blow downs” behind building 5 be skidded to the road by Alpine Tree, in an effort to reduce the amount of “fuel” around the buildings

OTHER MATTERS

- **Discussion of pipe insulation at Buildings 5 & 6**
 - It was determined that the pipe insulation project, which the association has been doing the last 3 years as part of the workdays, will end at these buildings.
 - It was deemed that the hot and cold water pipes are far enough apart in these buildings to allow for actual cold water.
- **Bear versus Dumpsters**
 - There is a very active bear this autumn and he is getting into the dumpsters every night.
 - RMC M has added new carabiners as well as having Timberline come repair the dumpsters, but the bear is so large that he can access the dumpsters by simply sitting on the top of the lids
 - RMC M will continue to monitor the situation daily and work with Timberline for a possible solution next fall
- **Major Maintenance Chart (MMC) discussion**
 - It was noted that the planned overlay of the parking lot was not needed anytime soon, therefore:
 - **RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the planned overlay of the entire parking lot (FY 2017) was re-scheduled for FY 2020.**

NEXT MEETING DATE

- December 12th 2015 at 4:30p.m.

ADJOURNMENT

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 10:53 a.m.