

**GORE TRAIL at WILDERNEST HOMEOWNERS ASSOCIATION  
ANNUAL MEETNG – May 15, 2010**

The Gore Trail at Wilderndest Homeowners Association held its annual meeting on May 15, 2010, at the Clubhouse. Attendees included Directors Rick Levinson, Sandy Natarajan, Ken Hostetler, Dwight Ballard, Nils Holtestaul, and Alison Rabinoff, and the owners listed below as present or represented by proxy. Karen Shramo and John Schroeder represented Wilderndest Property Management (WPM). President Ken Hostetler called the meeting to order at 10:05 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                         |
|--------|---------------------------------|--------|-------------------------------|
| 1A4    | Victor & Hannah Mokler          | 3B1    | Rick & Deborah Levinson       |
| 1B4    | Dwight Ballard & Debbie Persico | 3B5    | Howard Gueck                  |
| 2A6    | Judith Griswold & Jon Mikesell  | 4A4    | Alison Rabinoff               |
| 2A7    | Ken & Janet Hostetler           | 4B3    | James & Nancy Fuller          |
| 2B2    | Craig Schaefer                  | 5A4    | Subramania & Sandra Natarajan |
| 2B4    | Ann Kelly                       | 5B2    | Laurence & Marlene Strattan   |
| 2B5    | James Hannam                    | 6A2    | Ryan & Anelia Milbrandt       |
| 2B7    | Nils Holtestaul                 |        |                               |

**Owners Represented by Proxy:**

| Unit # | Owner             | Proxy To: | Budget Vote | Unit # | Owner            | Proxy To: | Budget Vote    |
|--------|-------------------|-----------|-------------|--------|------------------|-----------|----------------|
| 1A5    | Thomas Wilson     | President | Approve     | 3A2    | Judy Brooks      | President | Approve        |
| 1B1    | Kenneth Rethmeier | President | Approve     | 3A6    | Ron Shiffers     | President | Approve        |
| 1B5    | Pamela Turton     | President | Approve     | 3B6    | Lowell Gilbert   | President | Approve        |
| 1B7    | Eileen Vanek      | President | Approve     | 4A2    | Donald Archibald | President | Do not approve |
| 2A1    | Carolyn Carleton  | President | Approve     | 4B2    | Stuart Michael   | President | Approve        |
| 2A2    | Diane Phillips    | President | Approve     | 4B4    | Ginger Barnes    | President | Approve        |
| 2A5    | Mary Ann Deus     | President | Approve     | 4B5    | George Rabatin   | President | Approve        |
| 2B3    | Leo Hart          | President | Approve     | 4B6    | Daniel Muehl     | President | Approve        |

**APPROVAL OF MINUTES**

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes of the annual meeting held on May 16, 2009, were approved as prepared.**

**PRESIDENT’S REPORT**

Mr. Hostetler thanked the owners in attendance and reported on projects in progress and to be completed, including:

- Many projects were completed in the past year, such as converting the shed roofs to metal, replacing the lower hot tub with a larger energy-efficient model, inspecting the fireplaces and sprinkler system, refurbishing the interior of the clubhouse and replacing 5 windows, and filling cracks in the driveway.
- A proximity card reader was installed on the clubhouse entry door to help limit access to authorized persons. It was noted that the user will hear a “click”, but that the door knob will not turn. Instructions are posted above the lock.
- An authorized window replacement vendor and standards for replacing windows have been selected by the Board, and information will be sent out to owners as it is available. A group discount is still being negotiated.
- Potential projects to be completed on the owner workday include insulating the cold water pipe under building 2, pulling noxious weeds, and touch-up painting the gates and fencing. A lunch will be provided by the HOA for everyone participating in the workday.

**MANAGEMENT REPORT**

- Ms. Shramo thanked the owners for attending the meeting, and for allowing WPM to continue to be the property manager. She introduced John Schroeder as the on-site manager for the past year.

- One of the improvements being implemented by the new management team is an overhaul of the IT system that is currently in place. The new system will allow owners more access to their accounts via the website at [www.wildernesthoa.com](http://www.wildernesthoa.com). The site will continue to house all Association documents per the requirements of Colorado statute.
- Owners were asked to verify that the contact information contained on the Owner's List was correct, and to give any changes to Ms. Shramo. Email addresses were requested to aid in faster communication.
- Ms. Shramo reminded owners that WPM offers services such as rental management, housekeeping, carpet cleaning, plumbing, and minor repair and maintenance.

#### **FINANCIAL REPORT**

**Balance Sheet** – As of March 31, 2010, assets in all accounts total \$140,539.88. With liabilities of \$20,220.25, the net equity is \$120,319.63.

- Snow Removal costs are significantly under budget for the year due to the mild winter and low winds.
- Security & Fire Safety was over budget due in part to the necessity of recharging the glycerin in the sprinkler system in building 3.

**Major Maintenance Chart (MMC)** – The MMC was reviewed, and projects were discussed. The only major expense budgeted is for overlaying the parking lot. Other items budgeted, such as drainage work, are not expected to be spent.

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

- There is no dues increase included.
- The insurance coverage costs have decreased due to the timing of the last major loss.
- A profit of \$3858 is budgeted for the Operating account.
- It was requested that the dumpsters be replaced or painted as they are in poor condition; Ms. Shramo will contact Waste Management on this.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board-approved budget proposal for the fiscal year 2010 – 2011 was ratified.**

#### **OTHER MATTERS**

- An owner thanked the Board of Directors for all of the time and effort they expend on behalf of the Association, and noted that the property looks beautiful and is one of the most desirable places to buy on the hill.
- The owners thanked WPM for the service provided, and agreed unanimously that Mr. Schroeder is doing a fabulous job on the property.

**Election of Directors** – There are 2 Board positions expiring, and 1 open position that can be filled. Mr. Levinson and Ms. Natarajan volunteered to serve again.

**RESOLUTION: Upon motion made by, seconded by, and unanimously carried, John Furutani, Dwight Ballard, and Nils Holtestaul were elected as Directors of the Association, with terms of office to expire in 2013, with Truman Abbott serving as an alternate.**

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

**Next Meeting Date** – The 2011 Annual Meeting will be held at 10:00 a.m. on Saturday, May 14<sup>th</sup> at the clubhouse.

**Workday** – The owner workday will be held the second Saturday in June from 9:00 am – 12:00 pm with an HOA-provided lunch to follow.

#### **ADJOURNMENT**

The meeting adjourned at 11:00 a.m.