

GORE TRAIL at WILDERNEST
Board of Directors Meeting
September 24th, 2016

The Gore Trail at Wildercrest Board of Directors held a meeting on Saturday, Sept. 24th, 2016, at the Gore Trail Clubhouse. Attendees were Directors Ken Hostetler, James Cullen, David Jankowski, Marlene Strattan, David Sutley, Rick Levinson and Steve Skladanek. Attending via GoToMeeting were Treg Joslyn and Jason Halko. Attending from Red Mountain Community Management (RMCM) was Josh Shramo. President Rick Levinson called the meeting to order at 3:59 p.m.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes from the June 11th, 2016 Board meeting were approved.

FINANCIAL CONSIDERATIONS

Mr. Shramo reviewed the balance sheet and income statements for the period ending August 31, 2016. Assets total \$241,998.24 with liabilities of \$18,985.37 resulting in net equity of \$223,012.87. Item(s) of note were:

1. Line item 50320- General Bldg. Maint.- Other, was over budget by \$5,063 and was a result of the dryer vent cleaning.
2. Line item 60030- Plumbing & Heating- Other, was under budget by (\$22,502.50) due to both boilers not being replaced yet in building 1. The other boiler is scheduled for October 11th.

Director Sutley gave a presentation regarding the funding for the final phase of the roof replacement to be completed next year.

- **See the attached document for a detailed report of his presentation.**
- This was just for informational purposes and no decision was made. However, it was discussed that the HOA could do a combination of a special assessment with a dues increase to follow in succeeding years so that the HOA would stay solvent.
- The BOD will make a decision on how to fund the project at the next budget meeting in May of 2017.

MANAGEMENT REPORT

- Josh Shramo discussed the following:
 - Carport Fascia Update
 - The front side of the carports have been completed.
 - The back sides need to be done, as well, however we will discuss that next summer
 - Building Rail Cap Update
 - Bldg. 3 has been completed. Bldgs.1 &2 are being completed now.
 - Bldgs.4-6 will be addressed next summer.

- Bldg.1 Boiler Update
 - The domestic hot water boiler has been installed. The building heat boiler will be installed on October 11, 2016, as it was necessary to order a crane.
- Hot tubs
 - The access door for the lower hot tub as well as the pipe chase are built, however they still need paint, and will be finished within the next couple of weeks.
- Dryer Vent Update
 - All of the dryer vents have been inspected and minor repairs were completed at that time (i.e. flexible venting from dryer to floor replacement).
 - More thorough inspections and repairs were completed this past week.
 - There is one unit in which there is a disconnect in the line, however, it is within the floor somewhere and Service Monkey will need to cut a hole in the floor of that unit, or the ceiling of the lower unit to locate the issue.
 - Approval was attained from the BOD to move forward and locate and repair the issue.
- Clubhouse Water Pressure Update
 - CountyWide thought the problem originally stemmed from a bad pressure reducing valve. However, after replacing that valve, the problem is still present.
 - RMC M has contacted BMMD to check the water pressure at the curb valve and to verify that the valve is open completely.
- Roof Update
 - The roof project finally got started about two weeks ago.
 - Turner Morris estimates that it will take “threeish” week more.
- Winterization
 - Snow markers will be placed within the next month.
 - RMC M will be talking with the plow contractor about snow storage.

OTHER MATTERS

- Discussion of 6a5 late fees and past due summer assessments.
 - Mr.Kurzweil has retained an attorney who has contacted the HOA’s legal counsel. Mr.Kurzweil’s attorney is arguing that the charge assessed in September of 2013 should have been removed per the BOD decision at that time pertaining to the 2013 assessment. However, the September assessment of 2013 is actually in the 2014 Fiscal Year. A response was sent to the HOA’s attorney more clearly explaining that charge.
- Dryer Vent Responsibility
 - The BOD discussed whether dryer vent responsibility fell to the owner or the HOA. It was confirmed that as the majority of the dryer vent is located within the walls, and as the HOA is responsible for other items within the walls such as the

electrical, gas line, and water line, that the HOA should also be held responsible for repairs and maintenance to the dryer vents.

- Clubhouse Hot Water Tank
 - RMCM confirmed that the hot water heater in the clubhouse was 17 years old.
 - RMCM already needs to disconnect and remove the water heater to repair the joists and subfloor below the water heater.
 - As a plumber will already be out to disconnect/connect the plumbing, RMCM suggested replacing the current water heater with a new one.
 - The BOD agreed that that would be an advisable course of action.
- Letter to Mr. Schaefer of 6B1
 - Director Levinson drafted a letter to Mr.Schaefer explaining the necessity for the annual special assessment as well as ways in which Mr. Schaefer may earn a credit that would nullify the special assessment

NEXT MEETING DATE

- January 21st 2017 at 5:00p.m.

ADJOURNMENT

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 4:57 p.m.