

**GORE TRAIL at WILDERNEST HOMEOWNERS ASSOCIATION
ANNUAL MEETNG – June 13, 2015**

The Gore Trail at Wilderndest Homeowners Association held its annual meeting on June 13, 2015, at the Clubhouse. Attendees included Directors Ken Hostetler, Rick Levinson, Marlene Strattan, Jim Cullen, and John Furutani, and the owners listed below as present or represented by proxy. Josh Shramo represented Red Mountain Community Management (RMCM). President Rick Levinson called the meeting to order at 10:00 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
1A3	Joan Tilden	3B5	Howard & Jean Gueck
1B2	Joyce Cullen	4B7	Nancy Connick & Dave Jankowski
1B3	Kathy Meyer	5A3	Sara Rollo
2A7	Janet Hostetler	5B2	Laurence Strattan
2B4	Michelle Jensen	5B3	Steve Skladenek
3B1	Debby Levinson	6B4	Patricia Lawlus

Owners Represented by Proxy:

Unit #	Owner	Proxy To:	Budget	Unit #	Owner	Proxy To:	Budget Vote
2A6	Judy Griswald	President	Approve	4B4	Kathy Barnes	President	Approve
2B5	Jim Hannam	President	Approve	4B5	Bryan Dick	President	Approve
3A5	Holly Myers	President	Approve	5A1	Jim Taylor	President	Approve
3A6	Darius Shifers	President	Approve	5A2	Steve Chamberlain	President	Approve
3B7	Lori Dishneau	President	Approve				

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes of the annual meeting held on May 17, 2014, were approved pending any corrections.

PRESIDENT’S REPORT

Mr. Levinson thanked the owners in attendance and reported on the changes taken on in the past year.

- Discussion of the Rules Changes that the Board of Directors have affected. The largest changes being the removal of a confusing section in the Rules which pertained to the parking of trailers, as well as an update to the fine schedule for violations.
- Mr. Levinson also discussed the financial state of the HOA, covering the most current Balance Sheet and Profit & Loss Report.
- Explanation and clarification of the roofing project was given. This led into a discussion of the MMC (major maintenance chart) and the financial outlook of the property given the possibility of those expenses in the next few years.

MANAGEMENT REPORT

Mr. Shramo thanked the owners for attending the meeting, and gave a report of projects to be completed during the summer and other management information, including:

- Asphalt work including crackfilling and a small patch in the entryway will be completed as weather permits.
- Building walkways were discussed as RMCM is re-finishing the walkways. Sealing of the walkways will commence once the weather allows.
- RMCM will also be painting the backside of the parking lot fences as well as small sections of fascia on the car ports.

- Smoke alarm batteries will be replaced in the remaining two alarms that did not have their batteries replaced last summer.

FINANCIAL REPORT

Balance Sheet – As of April 30, 2015, assets in all accounts total \$290,704.00. With liabilities of \$10,093.43, the net equity is \$280,610.57.

- There was nothing of note in the current YTD financials, as all accounts were generally on/under budget.

Major Maintenance Chart (MMC) – The MMC was reviewed, and projects were discussed. The roof project for buildings 5 & 6 is the major project for the coming fiscal year. However, walkway re-finishing, asphalt sealing, and concrete drains are also noted. The chart will continue to be populated with future projects as timing is determined.

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

- There is no dues increase budgeted this year.
- An assessment of \$100 will be charged to each unit in 2016, which owners can satisfy by participating in one the property workdays. In addition, owners can contact RMC M for a list of approved projects that can be completed anytime throughout the summer months.
- Water and sewer rates are expected to increase by 40% beginning with January 2016.
- A net loss of \$8695.71 is expected due almost entirely to the roofing project.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board-approved budget proposal for the fiscal year 2015 - 2016 was ratified.

OTHER MATTERS

Election of Directors – There are 3 Board positions expiring, and Mr. Abbot is stepping down as his unit is listed for sale. Mr. Levinson and Ms. Strattan volunteered to serve again. Nominations and volunteers were requested from the floor. Mr. Jankowski volunteered to serve in place of Mr. Holtestaul and Mr. Skladenek volunteered to take Mr. Abbot's place.

Rick Levinson was elected as President, Jim Cullen Vice President, Marlene Strattan Secretary, and Dwight Ballard Treasurer. Ken Hostetler, Dave Jankowski, and John Furutani remained members at large with Steve Skladenek and Jason Halko being alternates.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, Mr. Jankowski, Mr. Levinson, and Ms. Strattan were elected to fill positions in which the term will expire in 2018. Mr. Skladenek was elected to fill the partial term of which the expiration is 2016.

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 next Annual meeting will be held on Saturday, June 11, 2016, at 1:00 p.m. at the clubhouse.

ADJOURNMENT

The meeting adjourned at 1:34 p.m.