

**GORE TRAIL at WILDERNEST HOMEOWNERS ASSOCIATION  
ANNUAL MEETNG – June 11, 2016**

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, John Furutani, Dwight Ballard, Steve Skladenek, and Dave Jankowski 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 1:00 p.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
1A2	Dennis Jennings	3A6	Dairis Shifers
1A4	Hannah and Vic Mokler	4B4	Kathleen Barnes
1B1	Judy and Ken Rethmeier	4B5	Bryan Dick
1B2	Jim & Joyce Cullen	4B7	David Jankowski & Nancy Connick
1B4	Dwight Ballard	5B2	Larry & Marlene Strattan
2A4	Earla & Keith Stewart	5B3	John Skladenek
2A7	Ken and Janet Hostetler	5B5	John Furutani
2B2	Craig Schaefer	6A2	Ryan Milbrandt
2B4	Ann Kelly	6A4	Treg & Tom Joslyn
3A1	David Sutley	6B4	Patricia Lawlus
3A4	Elaine Shadwell	3B1	Debbie Levinson

**Owners Represented by Proxy:**

Unit #	Owner	Proxy To:	Budget	Unit #	Owner	Proxy To:	Budget Vote
1A5	Tom Wilson	President	Approve	2B7	Edward Millspaw	President	Approve
1A6	Diane Grillas	President	Approve	3B7	Lori Dishneau	President	Approve
1B5	Arthur Turton	President	Approve	4B3	Kevin Schuman	President	Approve
2A2	Diane Phillips	President	Approve	5A1	Jim Taylor	President	Approve
2A4	Keith Prince	President	Approve	5A2	Steve Chamberlain	President	Approve
2A6	Judy Griswald	President	Approve	3B5	Howard Gueck	President	Approve
2B6	Opie Living Trust	President	Approve	5B4	Kim Burnett	President	Approve

**APPROVAL OF MINUTES**

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes of the annual meeting held on June 13, 2015, 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.

- Explanation and clarification of the roofing project was given.
  - Buildings 5 and 6 were completed last year.
  - Buildings 3 and 4 are scheduled to be done this year, starting the week of July 4<sup>th</sup>.
  - Buildings 1 and 2 will be completed next summer.
    - The Board of Directors (BOD) is looking into different funding options for the final phase of the roofing project. They do not want to deplete the Reserve Account. They are currently looking into possibly securing a loan to help pay for the project.
    - Input from the Owners will be solicited early next year, once the BOD has more information pertaining to the cost of the loan.
    - The BOD is working very hard not to have a special assessment.
- Cleaning of the heating lines for the boiler and heating system.

- It's necessary to extend the life of the boilers. It should also help reduce the number of zone valves and pumps that have to be replaced.
- RCMC's contract with Gore Trail was renewed for another 3 years. The current contract expires on January 1, 2017. RCMC has agreed to move the contract time frame so that it falls in line with the beginning of the fiscal year (July). The new contract will therefore officially take effect on July 1<sup>st</sup>, 2017.
- The asphalt is looking good, and the normal annual maintenance will occur this summer to fill any developing cracks.
- The BOD is working on solutions to help mitigate the amount of snow that blows into the carports.
  - It's too expensive to enclose them.
- New window regulations were discussed.
  - If you're going to replace your windows, you need to check with the County first.
- Bike storage was mentioned.
  - Owners are allowed to install hooks into the retaining walls in the carport to hang their bikes.

### **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 crack filling and a small patch in the entryway will be completed as weather permits.
- RCMC will be repairing the broken sections of the parking lot fences and extending the fence at building 2 to help in mitigating damage from "snow boulders" to the lower units in building 2.
- RCMC will be replacing sections of the carport fascia this summer.
- RCMC will be repairing the salt boxes.
- Dryer vent cleaning is scheduled for the week of July 25<sup>th</sup>.
- Normal touch up painting will be occurring throughout the summer as weather permits.

### **FINANCIAL REPORT**

**Balance Sheet** – As of April 30, 2016, assets in all accounts total \$281,420.53. With liabilities of \$9,913.89, the net equity is \$271,506.64.

- 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 3 & 4 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 2017.
- Owners can attend one of the workdays to earn a credit of \$100. In addition, owners can contact RCMC for a list of approved projects that can be completed anytime throughout the summer months.
- A net loss of \$51,699.17 is expected due entirely to the roofing project. The operating budget alone is running at roughly a \$30,000.00 surplus.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board-approved budget proposal for the fiscal year 2016 - 2017 was ratified.**

### **OTHER MATTERS**

**Election of Directors** – There are 3 Board positions expiring; Dwight Ballard, John Furutani, and Steve Skladenek. Mr. Skladenek volunteered to serve again. Nominations and volunteers were requested from the floor. Mr. Sutley and Mrs. Joslyn volunteered to serve on the board.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, Mr. Skladenek, Mrs. Joslyn, and Mr. Sutley were elected to fill positions in which the term will expire in 2019.**

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

**ADJOURNMENT**

The meeting adjourned at 2:11 p.m.