

**GORE TRAIL at WILDERNEST HOMEOWNERS ASSOCIATION
ANNUAL MEETNG – June 10, 2017**

The Gore Trail at Wilderndest Homeowners Association held its annual meeting on June 10, 2017, at the Clubhouse. Attendees included Directors Ken Hostetler, Rick Levinson, Marlene Strattan, Jim Cullen, Treg Joslyn, Steve Skladenek, David Sutley, 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 1:10 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
1A1	Ryan LaForce	3B7	Lori Dishneau
1A2	Dan and Sandy Jablowski	4A2	Karl Kollar
1B1	Judy and Ken Rethmeier	4A4	Allison Rabinoff
1B2	Jim & Joyce Cullen	4B4	Kathleen Barnes
2A7	Ken and Janet Hostetler	5B5	Bryan and Lori Dick
2B2	Craig Schaefer	4B7	Nancy Connick and Dave Jankowski
2B4	Ann Kelly	5A1	James Taylor
3A1	David Sutley	5B2	Larry and Marlene Strattan
3A3	Mike and Therese Ida	6A3	Shane Fleenor
3B1	Rick and Debby Levinson	6A4	Treg and Tom Joslyn

Owners Represented by Proxy:

Unit #	Owner	Proxy To:	Budget	Unit #	Owner	Proxy To:	Budget Vote
1A5	Tom Wilson	President	Approve	3A2	Judy Brooks	President	Approve
1B5	Arthur Turton	President	Approve	3A4	Elaine Shadwell	President	Approve
2A2	Diane Phillips	President	Approve	3B5	Howard Gueck	President	Approve
2B6	Opie Living Trust	President	Approve	3A5	Holly Myers	President	Approve
2B7	Edward Millspaw	President	Approve	4A3	David White	President	Approve
				6B2	Mark Weeks	President	Approve

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes of the annual meeting held on June 11, 2016, were approved pending one correction listed below

- The addition of Mrs. Levinson to the attendance of the meeting.

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 3 and 4 were completed last year.
 - Buildings 1 and 2 will be completed within the next week...
- Mr. Levinson also explained the status of the replacements of boilers within buildings 1-3.
 - Building 1 had both heating boilers and one hot water boiler replaced in February of 2016.

- Building 2 and 3 had both hot water boilers replaced this past spring in an effort to reduce the amount of sediment in those lines throughout both buildings.
- Mr. Levinson discussed the decision of the BOD to not pay to replace the batteries in the interior of the units.
 - Historically, the association had been replacing the batteries on behalf of the owners every 2 years in an attempt to make sure that all the detector batteries were working. However, as this expense is actually a unit owner expense, the Association decided to save that money and not have to raise the dues for this year.
- Finally, Mr. Levinson thanked Mr. Hostetler as he will be retiring this year from the BOD. Mr. Hostetler's tenure on the BOD had begun years ago during the end of the construction litigation. It was noted that his advice and expertise will be missed.

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:

- We had a big winter, even though it started slowly. There was a ton of shoveling of the window wells and the boiler walks with all the mass quantities of snow and the blowing wind.
- We've been working with CountyWide Plumbing to make upgrades to the boiler room in the clubhouse.
- RCMC will be repairing the broken sections of the parking lot fences and replacing the wooden posts at the eastern end of building 3 with metal posts.
- RCMC will also be replacing some of the concrete bollards that protect the transformers in the parking lot.
- Normal touch up painting will be occurring throughout the summer as weather permits.

FINANCIAL REPORT

Balance Sheet – As of April 30, 2017, assets in all accounts total \$153,551.83. With liabilities of \$17,030.77, the net equity is \$136,521.06.

- Accounts of note were:
 - 50276- Snow Removal- The majority of all of these accounts are currently over budget due to the amount of snow that we had this past year.

Major Maintenance Chart (MMC) – The MMC was reviewed, and projects were discussed. The next major project to be addressed will be the staining of the exterior of the building in FY 2019 or 2020. Boiler replacements are also something that need to be planned for, however it is difficult to ascertain when these might fail, and there is no reason to replace them preemptively.

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

- There is no dues increase budgeted this year.
- An immediate special assessment for the roof replacement (Bldg.1,2) and boiler replacement (aBldg.2,3) was assessed in May, ranging between \$1409.95 to \$1589.96 per unit, with the first half being due on July 1st, 2017. The second half will be due on October 1, 2017.
 - With the extra non-budgeted expenditures from snow removal this season as well as the boiler replacements over the last 1.25 years, the BOD decided the assessment was necessary in an effort to keep the Reserve Fund around \$111,000.00 or more.
- An assessment of \$100 will be charged to each unit in 2018 for summer landscaping.
- 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.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board-approved budget proposal for the fiscal year 2017 - 2018 was ratified.

OTHER MATTERS

Election of Directors – There are 3 Board positions expiring; Jason Halko, Jim Cullen, and Ken Hostetler. Mr. Halko and Mr. Cullen volunteered to serve again. Director Hostetler decided to not seek re-election to the BOD. Nominations were taken from the floor, and Allison Rabinoff was nominated for the open seat.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, Ms. Rabinoff was elected to fill the position in which the term will expire in 2020.

- Election of Directors
 - Rick Levinson will continue to serve as President.
 - Marlene Strattan was elected as Vice President.
 - Allison Rabinoff was elected as Secretary.
 - David Sutley will continue to serve as Treasurer.
- Next Meeting Dates
 - The next BOD meeting will occur on September 23rd, 2017 at 4:00 at the Gore Trail clubhouse.
 - The next Annual Meeting will occur on June 8th, 2018 at 1:00.

ADJOURNMENT

The meeting adjourned at 2:35 p.m.