

**West Fork Village Executive Board Meeting  
February 9, 2012  
Agenda / Minutes**

1. Adam called the meeting to order at 6:35 p.m.

**Board Members present:**

Adam Lowrance - President - Unit 605  
Rosann Holman - Vice President - Unit 711  
Anita McAllister - Treasurer - Unit 610  
Herb Davidson - Secretary - Unit 1502  
Dean Bodwell - Voting Member - Unit 1403

**Others present:**

Travis Ryan - W.F.V. Manager - Unit 1602  
Zulema Ryan - Unit 1602

**2. Unfinished Business**

**A. Security Camera Update**

Zulema gave the Board an update on how the new camera and equipment is doing. New E-Mail accounts have been acquired at a cost of \$30.00 for one year. She told the Board that for the \$30.00 we received 10 E-Mail addresses. Two of these will be dedicated to the Security System, leaving eight to be used however the Board wishes to use them. The possibility of needing a second camera so the pool area could be monitored was discussed and was deemed necessary prior to reopening the pool. It was agreed that the second camera should be of the outdoor type, due to the chemicals and moisture in the pool area.

Zulema said that the computer software "Outlook" has been purchased. Travis expects this program to be very useful in performing his job.

**B. Minutes for January 19, 2012**

Dean said he did not receive a copy of the Minutes from the last meeting. Dean said it didn't matter because he had only one question, and that was "who is going to pay the \$700 to repaint the non-conforming storm doors?". Adam explained that the Owners of the non-conforming storm doors would be billed for the painting. Herb told Dean he must be experiencing computer problems because he E-Mailed the minutes to the same addresses as he always has. Adam moved to accept the Minutes as written and Anita seconded the motion. All voted in favor.

**C. Unpaid Charge Summary**

The Board reviewed Travis's report, with some discussion on Unit 602's amount. The Board determined that there are no particular problems that have not been addressed.

**D. Response to Board Inquiries by Chrys Hinze**

Chrys Hinze (Associations Attorney) had submitted her answers to several issues the Board had questions about, and the Board reviewed them further. Adam suggested that the Owners of the non-conforming storm doors be sent a letter setting out what the Board believes its options are, and what the Boards intentions are to rectify the problem, thus creating a paper trail for everyone's records. No formal action was taken on this Agenda item.

**E. Budget: Overview and Approvals for 2012**

The Board reviewed the year 2011 actual income and expenditures. With much discussion, each line item was addressed and assigned an amount based on history and expectations. A line item titled "Training" was added to the chart of accounts. Herb suggested that once all line items were addressed, that the expenses be subtracted from the income, and assuming a positive outcome, assign that positive figure to the line item titled "Repairs" so that we will end up with a balanced budget. No one disagreed with that approach, and thus it was done.

**F. Dog Tags from Resolution #7**

This was tabled until the meeting in March.

**3. New Business**

**A. Update on Owner/Renter Ratio - 84/96 and Resolution #9**

This was tabled until the meeting in March.

**4. Additional Information needing discussion**

**A. Zulema's Raise for Technical Support and Administration**

The Board discussed what Zulema's activities for the Association include. It was decided that for technical work, not ordinarily expected of an administrative position, Zulema should be compensated at the hourly rate of \$20.00. For ordinary administrative work (data input, generating reports, typing letters, etc.) and cleaning, she shall be paid at the hourly rate of \$10.00 per hour. Herb so moved and Adam seconded the motion. Everyone was in favor.

**B. Neighborhood Watch Update**

Anita has been in contact with the Greeley Police Department on this issue. The G.P.D. is willing to send someone out to inform us as to what this program entails. Anita will find out what their availability is for the month of March, then let the Board know. The Board thinks that this program may help to get more people involved in our community, as well as increase our security.

**C. Pet Permission Request and Resolution #7 Letters**

This was tabled until the meeting in March.

**D. George Stockum Letter**

This was tabled until the meeting in March.

**E. Sherry Stone Letter**

Travis told the Board that this item was an "information only" subject, and indicated what the subject of the letter is.

**5. Other**

**A. Investments**

Rosann moved to invest \$30,000 from the checking account in a Certificate of Deposit. The motion died for lack of a second. The subject of possibly buying a foreclosed Unit for future resale was discussed, assuming it could be purchased at a distressed price. Anita said she has a contact that she will consult on this subject and report back to the Board with her findings. Travis suggested that we have a representative from Chase Bank come to our next meeting and tell us what they have for investment products, in addition to C.D.'s. The Board believed this to be a good idea and asked Travis to arrange it.

**B. Dean Bodwell**

Dean made a motion that the Board vote on Bylaw 2.6 as relates to himself, Dean Bodwell. He said he is burned out from dealing with all this for the last 6 or 7 years. Herb said Article 2 - EXECUTIVE BOARD, Paragraph 2.6 *Removal of Directors*, states that "The Owners, by a two-thirds vote of all persons present and entitled to vote, at any meeting of the Owners at which a quorum is present, may remove any member of the Executive Board, with or without cause, other than one appointed by the Declarant." Dean was of the opinion that the Board could accomplish this on its own. Herb stated that this is not an **advertised Owners meeting**, but just a meeting of the Board. Herb said Dean could resign if he so chooses, but the Board cannot, nor does it want to, vote him off. Dean said he won't resign and that he has a lot of reasons for wanting out, but he won't go into them. Dean said he won't be attending future meetings and has no intention of running for a Board position again, so to vote him off is what will be best for West Fork. Herb said he would not be a part of doing anything that is not in conformance with the Bylaws. Adam said he believes Dean to be an asset to the Board, so he won't go on record as having voted to remove Dean from the Board. Herb said that it was unfair of Dean to ask the Board to remove him, even if it wasn't against the Bylaws. Adam asked Herb to read the Bylaw that Dean is referencing, and Herb did so. All of the Board members, except Dean, agreed that the action Dean is requesting must be taken by the Owners at a meeting of the Owners. Adam said it appears that Deans options are, step down of his own volition, or make his motion at the next meeting of the Owners. Dean reminded the Board that he resigned once, shortly after his term began, and the Board would not accept it, so he requested that the meeting be adjourned. Adam asked Dean to e-mail him with his grievances and the two of them would visit about it.

**4. Adjournment**

Adam adjourned the meeting at 10:30 p.m.

**Upcoming Meeting:  
March 15, 2012**

*Herb Davidson, Sect.*  
*Anthony A. O., Treas*  
*James Harmon, VP*  
*Allen [unclear], President*