West Fork Village HOA Board Special Meeting Minutes June 20, 2013

ROLL: Board Members Present: Dylan Reed—President

Bryan Lee—Treasurer Cathy Bohannan—Secretary

Travis Ryan—On-Site Manager

Others Present: Deb and Jerry Collette

OLD BUSINESS:

Vote on New Club House Rules

Cathy Bohannan: I have a question regarding the total number of people permitted in the Clubhouse per unit. I've been told I am permitted myself and two guests for no additional cost and any additional would be \$3/person. The guidelines are not clear as to the number of people living in the unit to begin with. How is that number different for a family of three living in the unit—are they permitted any free guests? I would like to see that clarified and the number of people permitted for no additional charge the same for all units. I would also like to clarify what is considered a "party".

Following discussion, it was decided that the recommendation for the number of people permitted in the pool would be seven/unit and any additional would be \$3/person. With regard to "parties" in the clubhouse, it would be recommended that the cap would be 30 with a \$100 refundable deposit and a charge of \$150 for the use of the facilities including the grill.

It was also decided that due to the magnitude of changes in these rules, they would be presented at the annual meeting in July and the approved changes would be implemented under the new Board elected in July.

NEW BUSINESS:

Annual Meeting Agenda (not in priority order)

- A. CPA Audit—estimates (*None received at this time.*)
- B. SB 100 Compliance
- C. Auxiliary Garages--#to sell vs. rent
 - 1. They need to be on the same deed as the unit.
 - 2. What guidelines should they have?
- D. Proxy (Form Distributed)
- E. New Meeting Process (Two minutes/owner for everything/Dylan will try to limit introduction of topics to ~10 minutes.)
- F. Budget (Distributed—looks good.)
- G. Accountant, Bruce J. Lichtenberger (Brief review of financials)

West Fork Village Special Meeting Minutes, June 20, 2013, Page 2

- H. What term limits should Board members serve?
 - 1. Bylaws indicate three-year terms.
 - 2. Past members have served one-year terms—if interested, they have been nominated again.

Address this issue prior to nominations. It was suggested that term limits vary per position to ensure that we always have some experienced Board members serving each year.

- I. Should we change the Annual Meeting day to a Saturday?
- J. BBQ's—City code and Association's insurance policy Obtain business cards/information for the fire marshal/representative to address questions regarding this policy.
- K. Reports
 - 1. Unpaid charge summary
 - 2. Complaints and Problems
 - 3. Accounts Payable for July
 - 4. Decks and Maintenance
 - 5. Owner/Non-owner Occupancy Ratio
- L. Introduction and Election of Officers
- M. Is there anything else that should be added or removed?

Additions:

- 1. Transfer of Power from current Board to newly-elected Board.
- 2. Satellite Dishes.

NEXT MEETING—ANNUAL MEETING: July 18, 2013

UPCOMING MEETINGS FOR 2013: September 19, 2013 and November 21, 2013

Meeting Adjourned at 6:50 pm.

Respectfully submitted,

Cathy Bohannan, Secretary