

**West Fork Village Board Meeting Minutes**  
**Annual Meeting**  
**July 18, 2013**

**ROLL:**

President:	Dylan Reed
Vice President:	Jamison Walsh
Secretary:	Cathy Bohannon
Voting Member:	Steve Hooton

On-site Manager: Travis Ryan

Others: George Heroweyth, Kelly Hoff, Jen Massey, Judy Mylander, Ron Ebery, DJ and Stacy Emmons, Rosann Holman, Elizabeth Curlo, Pat Pope, Jim Bliss, Chris Downen, Sandi McNeely and Mike Burgess, George Stockham, and Rick Budensiek

**NEW MEETING PROCESS:**

President, Dylan Reed, announced the new process adopted for the Annual Meeting.  
Discussion will be limited to 2 minutes/person/topic.

**FINANCIAL REPORT FOR 2<sup>ND</sup> QUARTER:**

Postponed to the September 19, 2013 meeting.

**MINUTES FOR MAY 16<sup>TH</sup> AND JUNE 20<sup>TH</sup> MEETINGS:**

**Motion:** It was moved and seconded to approve the minutes for the May 16<sup>th</sup> and June 20<sup>th</sup> meetings as submitted.

**REPORTS:**

- A. Updating Clubhouse Rules—Dylan asked for volunteers to review the proposed clubhouse rules—Sandi McNeely volunteered to chair that committee.
- B. Owner/Non-owner Ratio: 83/97—Condominium complexes are the only residential housing facilities that are governed by the 50% rule stating that at least 50% of the units in a complex must be owner-occupied in order for a buyer in that complex to qualify for an FHA loan. We are waiting for this to be updated.
- C. Unpaid Charge Summary: \$6,564.84—the two highest amounts, \$3,040 and \$1,819.84, are in collection and the in the hands of lawyers, respectively.
- D. Manager's Complaints and Problems (not available at this time—will send to the new Board by 7/25/13).
- E. Accounts Payable for July (not available at this time—will send to the new Board by 7/25/13).
- F. Decks and Maintenance—Travis has found a new product that can be used to finish the decks—Vortex and Granitex are the two layers of product that will be used. He sent samples of the product around the room for those interested in seeing it. He has spent four months trying to find the best product. This one has a 5-year warrantee on the workmanship and a lifetime warrantee on the product. They may use it on the railings also. They are doing a 4" rollup around the patios with the exception of the doors.
- G. Receiving Estimates for CPA Audit—One estimate received is for a complete audit from day one at \$9,000 for the first audit and \$900/year after that. It was decided by consensus to do one year for now.
- H. Lawyer's Recommendation on Senate Bills and House Bills for Common Interest Communities—Our lawyer, Lisa Harbour sent a lengthy letter addressing the review of our covenants and resolutions. The full letter is posted with these minutes.

**OLD BUSINESS:**

- A. City of Greeley Ordinance – 308.1.4—Open Flame Cooking Devices—Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

A copy of this letter will be sent to all owners. Nothing larger than a 2 ½ lb gas tank may be stored in the garage, but the gas grill may NOT be used on the decks or patios. Electric grills may be used. The fine is \$999 for a first offense and increases from there.

- B. Satellite Dishes

The question of what to do with them has been raised. Cardinal Broadband controls and offers Direct TV, their service is horrible, and their internet is unsatisfactory and inconsistent. While Comcast cable is more consistently dependable and internet is much faster and dependable, they are more expensive and service is still aggravating.

How do we deal with this problem?

1. Designate places on each building where individual dishes will be approved.
2. Contact Dish and Direct TV to see if they would be interested in installing multi-unit dishes to create some competition with Cardinal Broadband. In this case, would the color of the dish be an issue?

It was suggested that if you pursue an alternative with an independent company, you need to know the “rules” of the Association because every installer will tell you something different and you will end up paying the price for repair, fines, etc.

We also need to be sure all dishes are HD ready.

- C. Auxiliary Garages

There are 55 garages total—25 are owned by residents, 30 are available for rentals. The current price is \$4,000. If sold, they will need to be on the same deed as the unit. What kind of guidelines should they have when sold? Should all of them go on the market or should they be auctioned off? By consensus, it was decided to sell all of them. We do, however, need to have them appraised before selling them.

**NEW BUSINESS:**

- A. Owners’ Approval of Budget

A question was raised regarding the difference in the 2012 actual cost to the City for water and the amount budgeted in 2013 which is lower. The 2012 amounts are actual costs, the City has adjusted our watering production which resulted in the 2013 estimate to be lower. Approval of the budget has been postponed until the September meeting.

- B. Change the Next Annual Meeting to a Saturday—It was proposed that we move the 2014 Annual Meeting to a Saturday due to the prospective length of the meeting and the difficulty for people to get to the meeting on a weeknight. By general consensus this was approved.

- C. Term Limits for Board Members—The Bylaws state three-year terms. Past members have served one-year terms, and if interested in continuing were placed on the ballot each year.

It was suggested that Board member positions be staggered terms—this will ensure that there will be some serving with experience on the Board. Since last year’s Board was brand new, staggered terms were suggested to “catch up”. On a five-person board, two people would serve one year, two people would serve two years and one person would serve three years. This would continue until all positions were three-year terms, but the new Board would always have some experienced members on it.

Some concern was raised with regard to getting enough people to run, let alone committing to a three-year term. It was suggested that an incentive be offered to those willing to serve on the Board; e.g., a reduction in their clubhouse dues. This will be addressed at a future meeting.

Dylan asked if anyone in the meeting had proxies for others not in attendance. He distributed the proxies that had been given to him.

- D. Current Board Members not Running Again and Introduction of Nominees

Dylan announced that both he and Bryan Lee would be moving and will not continue on the Board.

Cathy Bohannon, Steve Hooton and Jamison Walsh all agreed to continue serving.

Other nominations follow: Rosann Holman, Sandy McNeely, Kelly Hoff

It was stated that the Board can have up to seven members. Since only six are continuing and nominated, it was suggested that all be approved to be on the Board—approved by consensus.

Ballots were collected.

**Meeting Adjourned at 7:25 pm.**

**Next Meeting:** September 19, 2013

Respectfully Submitted,

Cathy Bohannon,  
Secretary

**West Fork Village Board Meeting Minutes**  
**Transitional Meeting**  
**July 18, 2013**

**Roll:** Jamison Walsh, Steve Hooton, Cathy Bohannon,, Rosann Holman, Sandi McNeely and Kelly Hoff

On-site Manager—Travis Ryan

The continuing and newly-elected Board transferred to the Conference Room to transition into the new year.

Outgoing president, Dylan Reed, departed with the following advice, “Do not engage on a personal level.”

Offices selected: By consensus, the following people have been selected to serve in the following positions:

President:	Jamison Walsh (include check authorization)
Vice President:	Steve Hooton (include check authorization)
Treasurer:	Kelly Hoff (include check authorization)
Secretary:	Cathy Bohannon
Voting Members:	Rosann Holman and Sandi McNeely

We were all advised to leave personal opinions at the door—in voting, vote on what is best for everyone, not just yourself.

New members need to get your contact information to Travis and he will distribute a new list to all Board members.

**Miscellaneous Information:**

It was noted that we intended to deal with the volleyball court at this annual meeting—this will be considered at an upcoming meeting.

The pool closes around October 1.

Two-thirds majority is required to change the covenants.

Jamison feels we need to meet prior to the September meeting. It was decided that we would meet in August and will determine who is serving what terms.

**Next Meeting: August 15, 2013, 6:30 p.m.**

Respectfully submitted,

Cathy Bohannon,  
Secretary