

**West Fork Village
HOA Board Minutes
January 11, 2016**

Board Members Present:

Jamison Walsh-President
Rosann Holman - Vice President
Anita McAllister - Treasurer
Jan Massey - Secretary
Sandi McNeely - Voting Member (by phone)
Lance Lambert - Voting Member

Travis Ryan - On-site Manager

Minutes for General Meeting November 12, 2015 & Minutes for Finance and Budget Committee meeting December 8, 2015 - approved.

Open Discussion:

- The changes to the snow removal contract were discussed. The ice on the sidewalks and roadways of the complex was of major concern. The ice is not melting due to the exceptional cold weather. It was recommended that we have Alpine use the snow slicer next time it snows to try to avoid the ice buildup. Travis will check the price for the snow slicer and its application. Curb markers will be put up when the ground thaws enough to get them in the ground. Travis was asked to check with Alpine about the possibility of coming out and removing the ice on the complex roadways on Wednesday, 1-13-16, because it is supposed to be warmer and easier to remove the ice. There was also concern about the snow build up and where to put more snow if we get another big storm before the existing piles of snow dissipate. The volleyball court and the parkway area between the circle drive and the parking in front of the clubhouse were suggested as depositories for excess snow.

Reports:

- Jeffrey Yeager, CPA purchased the business of Bruce Lichtenberger, CPA (our previous accountant) and took over the business on 12/1/15. Travis forwarded a letter from the Lichtenbergers on 12/1/15 at 10:31 AM. The new CPA will meet with the Board at the February 18, 2016 meeting to go over the financial report for 2015.

- Travis will e-mail three choices of date and time to the Board to meet with Cesar Carmona for his 90 day review and On-Site-Manager Travis Ryan to give him his annual review. The board will agree on a time.

Old & New Business:

- The 2016 Rough Draft Budget was discussed for 1 hour and 39 minutes. Changes were made to the rough draft. The end result was that there will be another Finance and Budget Committee meeting on Thursday, January 14, 2016 at 1:00 PM to discuss and finalize a 2016 budget. During the course of this discussion the increase of HOA dues on both the Units and Garages were addressed. Increases in HOA dues require special handling and will have to be addressed at a later date. The board voted unanimously to increase garage rental from \$90.00 to \$100.00 per month. The need for dues increases and possible assessments were discussed in an effort to bolster the OA's dwindling Reserves.
- The Board did not set a date for a meeting with the homeowners to discuss or vote on increasing the HOA dues.
- The Garage Dues Annual Letter will go out as soon as possible. Dues remain the same as always until a vote can be taken.
- Reserve Study-Final Report: TABLED DUE TO LACK OF TIME
- Resolution 12-Rules Enforcement Procedures: TABLED DUE TO LACK OF TIME
- Roof Warranty Update: Travis was given permission to involve Attorney Kevin Ward if the roofing contractor doesn't respond to Travis' phone calls about the leaks that are not getting fixed.
- Insurance Quote Update: TABLED DUE TO LACK OF TIME
- Unpaid Charge Summary: TABLED DUE TO LACK OF TIME

Next board meetings: Thursday, February 18, 2016 at 6:30 PM; Saturday, March 19, 2016 at 10:00 AM; Monday, April 11, 2016 at 6:30 PM.

Meeting adjourned at 8:35 PM .

Respectfully submitted,
Jan Massey, Secretary