

**West Fork Village
HOA Board Minutes
May 19, 2016**

Board Members Present: Jamison Walsh-President
Anita McAllister - Treasurer
Jan Massey - Secretary
Sandi McNeely - Voting Member (by phone)
Lance Lambert - Voting Member
George Hekowczyk - Voting Member

Travis Ryan - On-site Manager
Danna York
Juan Vazquez
Valerie Vazquez
Sarah Vazquez
Mitch Gray

Roll: Introductions were made by the board and the visitors.

Executive Session:

The decision of the board regarding the non-approved pet appeal was to allow temporary residence of the pet in question until such time as the Preservation Committee could review the pet rules and the association attorney could be consulted regarding legalities of emotional support animals. Any problems that may arise from this animal residing on the WFV property will be taken into consideration before a final decision will be made.

Pet violation regarding oversize barking dog was waived due to the fact that the offending animal has been removed from the WFV property. Tenant needs to be aware that if she ever has visiting animals again, she must get board approval. Should there be any other complaints the owner will be immediately fined \$100 due to previous warnings and leniency.

Minutes for General Meeting of April 11, 2016 and Special Meeting of April 30, 2016 approved.

Open Discussion:

George's conversation with Tom Pollard after special meeting of 4-30-16: Per George, Tom would not only not pay the Executive Board, he would eliminate the board completely and replace the onsite manager with a professional management company. In effect George claims Tom plays devil's advocate for the sake of it. Tom did raise an issue about the voting process

which we did not have time to address, but will try to place on the agenda for the June meeting.

The dog weight limit in the pet rules was discussed. It was decided to call a Preservation Committee meeting to revisit the pet rules.

Rules, guidelines and resolutions were also discussed extensively. It was determined that these issues need to be reviewed and defined. What determines whether an issue should be a rule, by-law, guideline, resolution or amendment to the CC&R. Each item needs to be defined and clarified.

Sandi suggested that we give the overweight dog appeal 6 months and ask that they re-register the animal with updated information in the form of weight and appearance i.e. picture. At that time the board could re-evaluate the situation depending on attorney review of the issues.

The board decided that no existing rules, guidelines or resolutions should be changed on an ad-hoc basis. The issues must be reviewed by committee and presented to the board for discussion before a vote for change can occur.

REPORTS:

Committee Report CC&R's 15.15.2 & 15.15.3 (amendment to resolution 12 recorded)

The board read the proposed amendment and was not comfortable with the wording of number 4. It was decided that the board would e-mail recommendations for changing the wording to the secretary and she would edit the proposal to try to make the amendment clearer and less confusing.

Comcast Service Agreement Expires 7-13-17: The original Comcast agreement is a 10-year agreement which started July 13, 2007. The agreement will automatically renew for successive periods of two years unless either party shall provide the other with a minimum sixty (60) day notice of its intention not to renew at the end of the current term. The Comcast System on the property is the personal property of Comcast and may not be altered, obstructed or removed without express permission of Comcast.

Jamison and CenturyLink: Jamison suggested we get in writing information from CenturyLink regarding the availability of their products at West Fork Village Condominiums.

The Reserve Apartments: George said the owner of these apartments across the street spent an exorbitant amount of money to lay fiber optic lines. These are the highest and fastest technology. George suggested that somebody ask Comcast if they could tap into that line.

Unpaid Charge Summary: Unit 502 has paid over \$5000 in charges and is paid in full. Unit 1509 is to pay their balance of \$2,640.25 on 5-20-16. Unit 1212 has a 6-month payment plan.

OLD & NEW BUSINESS:

Resolution 16: Was mailed to owners on 5-5-16. Travis received no response from owners. It was approved by 5 members of the board with one dissenting vote (George) and one absent board member (Rosann). One board member disagreed with allowing storage of gas bottles of any size on the property. The resolution was signed by board members except for Sandi and will be filed with the county when all signatures are acquired.

Ice Damming: Travis received two bids to re-roof and install moisture guard. One for \$2,457 per building, \$36,855 total 15 buildings and one for \$2,546 per building, \$38,190 total 15 buildings. Jamison requested that Travis reach out to our sister complex in Wellington and discuss with them if they have had the same type of problems with ice damming and the deck issues we are having at WFV. If so, what have they done to remedy the problems. Also, get an estimate on having the heat strips installed even though it is a longshot due to lack of power. We would like the power strip bid for comparison. It was also suggested that we investigate the possibility and cost of metal roofs. There was also discussion of doing an assessment to pay for the repairs to stop the ice damming. Ice damming occurs on every building on the roof over the bottom unit patio.

Request for meeting of Preservation Committee to revisit pet rules: This was discussed in open discussion and the Preservation Committee will meet to revisit the Pet Rules.

Paying assessments electronically: There are many options for paying assessments electronically, however almost all charge the association a fee. Electronic payment has been discussed previously, but was revisited to bring new board members up to speed. Most banks will provide free check service to send a check to entities that are not on their transfer list for bill pay. A lot of people have asked about this. We need to figure out how many owners would actually use this service and what the cost would be.

Owner's request that the board review the practice of waiving the monthly assessment (HOA dues) for themselves: This same owner also requested if the waiving of the monthly assessment was not suspended that the board at least start paying the \$20 monthly increase. Sandi questioned the actual wording of the amendment allowing board compensation and Jamison explained it as it was recorded.

Below is the specific wording on the amendment #2, 2013 as shown on the WFV website.

Article 4, Section 9 WILL BE AMENDED TO STATE: "4.9 Compensation. Members of the Executive Board will be compensated for their services in the amount equal to current monthly Association dues set forth in the Bylaws."

The reason this amendment was initiated was to provide incentive to people to run for the Executive Board. It was most difficult to get anyone to volunteer to be a board member. George spoke to this owner after the Special Meeting. George explained that the WFV Executive Board meets a minimum of 12 times per year. In addition to this there are special meetings of certain committees which many of the board members attend in addition to the regular scheduled meetings. There are also instances where contracts need to be signed and special trips are required to get signatures on various association documents. George also stated that the WFV board spends more time trying to make WFV community better for the

people who live here than any of the several boards with which he has had experience. Because, there is has only been one owner who has made the request that the Assessment waiver to the board be suspended, the board has respectfully declined to suspend the Assessment waiver. Most owners to whom Travis has spoken are in favor of the Assessment waiver for the Executive Board.

Pool ID's:

Lance got a quote of \$200.00 for tags that attach to a keyring. They are numbered and would have the WFV logo. We would send a photo ready artwork and they would do the printing. They would have to be re-printed every year.

Anita suggested buying a \$150 laminator and the supplies to go with it. We could set up whatever we want in word with the logo.

Jamison prefers the idea of rubber wrist bands. These would hopefully be a deterrent to keep unauthorized people from coming onto the property. Colored wrist bands with the WFV logo to be picked up at the office. Board members and a Danna York have volunteered to sit at the clubhouse to distribute wrist bands when the pool opens. The finger imprint at the door and the security cameras will be the enforcers.

Lance will get information back to the board on e-mail by Monday, 5/23/16 about the wristbands. Bright, high visibility colors were recommended.

Security Cameras: Travis reviewed the placement of the security cameras and the status of the cameras to be moved and purchased. We still need a camera in the mail room, lobby area and one more for the pool. There are 8 cameras at this time and with the addition of three more there will be a total of 11 security cameras in the clubhouse area.

Travis will scan and send Fire Hazard Policy resolution 16 to Sandi for her signature, so that he can get it recorded with Weld County Clerk and Recorder.

Next board meetings: Thursday, June 16, 2016 at 6:30PM; Saturday, July 16, 2016 at 10:00AM (Annual Meeting); Monday, July 25, 2016 at 6:30PM; Thursday, August 18, 2016 at 6:30PM.

Meeting adjourned at 8:32 PM

Respectfully submitted,
Jan Massey, Secretary