

**West Fork Village
Compliance Committee Meeting Minutes
June 13, 2016**

Members Present:

Rosann Holman - Vice President
Anita McAllister - Treasurer
Jan Massey - Secretary
Lance Lambert - Voting Member
George Hekowczyk - Voting Member
Travis Ryan - On-site Manager
Sara Vazquez – Owner
Mitch Gray – Owner
Danna York – Tenant
Leonard & Alane Allen – Owners by letter

Guidelines for Committees were reviewed.

Covenants regarding pets 15.9 were reviewed.

Resolution Number 5 was discussed and it was agreed to let this resolution stand, because it does allow the addition of new dogs with a letter of approval from the WFVOA Executive Board. This resolution was never filed with Weld County. Rosann explained the intent of this resolution was that we can have dogs, they just have to be approved which is why we do not want to revoke the resolution.

Travis gave a brief history of how the Pet Rules came into being. In effect to reinforce the Covenants and give some guidelines for the enforcement of those covenants.

Pet Rules –

Are a legal document because the Board did vote on them, however they have never been filed with Weld County. They are dated 11/20/2014.

- **Weight restriction for an emergency situation:** the two occasions where there were emergency situations were explained.
- **Rosann** – We still need the weight restriction because if we don't, we will be getting the 125 pound dogs again. That will create a lot of pet issues as we have in the past. She is okay with raising it some maybe to 50 pounds. She feels that because of the size of our units much over 50 pounds is a restriction to the dog and it isn't fair to the animal. Size has an effect on our yard. Bigger dogs leave bigger spots of pee that ruin and they trample the yards. One of the reasons for the 25-pound limit was a way of restricting dog breeds without specifically singling out any one undesirable breed.
- **Past issues discussed:** People not following the rules of picking up waste, keeping their dogs on leash and under control. Complaints of noise.
- **Sarah** – Does not agree with the weight restriction. It should be up to the individual and the kind of dog that they would like to have. It sounds to me like the issues are not

weight, but that people are not picking up, keeping their animals on leashes which she has seen around both big and small dogs. That's more of an issue than weight. As far as noise goes, she has heard loud dogs that are small and large that are incredibly quiet. Noise is kind of correlated to weight, but not enough to restrict the weight. The units not having enough space for a big dog is really up to the individual and a personal issue.

- **Mitch** – The weight limit is sort of an arbitrary number that doesn't really mean anything, because you can have a Corgi that is smaller than 25 pounds and becomes overweight and then is technically over the 25-pound weight limit. How do you enforce a weight limit on a dog that has a weight gain?
- . We follow all the rules and yet we see animals off leash and tons of waste that has not been picked up when we do walk our dog. He has had off leash dogs run up to his dog and owners do not seem to get that their animal is supposed to be leashed. (At this point Mitch was asked to report such incidents that break the pet rules.) Mitch pointed out that the Board has the power to have an animal removed. The rules don't apply to all dogs, because some were grandfathered in prior to the passing of the pet rules on 11-20-2014. He doesn't think that is fair to dogs coming in now. Does the City have a limit on number of pets per home? If so, we should at least match that. He doesn't think the weight limit is fair and if it isn't applied to everyone, it shouldn't be applied at all. The Board has the right to have a pet removed if the existing guidelines are not followed, but it shouldn't be tied to the weight of the dog. It should be tied to the dog itself.
- **George** – How many dogs do we have at WFV now? Travis doesn't have an accurate count, but the last count was 65. You need restrictions on both number and size of animals in WFV. Children would not have a chance against larger dogs. Smaller dogs are just yappers. Everybody has a preference at the type of animal they want. It is not fair to a really big dog in a two-bedroom apartment. Having more dogs than people is an issue. It also becomes an issue because of destruction by the dogs due to waste matter. Aggressiveness and breed of dog. I don't have a problem with the size of the animal. The owner of the Reserve Apartments was not originally going to allow any animals at all, but now he has changed that to one 80-pound dog, only because he wants to rent his units. Otherwise he wouldn't have any dogs, because they're destructive. Basically it is the mannerism of the dog. The size of the dog. A little dog can be more aggressive than a big dog. We have grandfathered dogs in that George would like to see go. He specifically mentioned the Great Dane. A Great Dane needs some room. If you go to more and larger dogs, He can see an increase in the weight of the dog, but not a radical increase where now you are allowing a large dog like a mastiff. The size of the animal can scare the people. It is not the size or breed, but the owner that determines the animal's compatibility in a condominium setting. Whether the owner complies with the common sense rules governing the ownership of an animal in a densely populated community setting. As any grandfathered animals move out or pass on, they should not be replaced by any animal that does not meet the weight limit or pet per unit maximum. The issues

are not with the animals, but with the owners who do not abide by the rules.

- **Travis** – It is about the person. If they can take care of it and handle the dog. A 90-pound person can't hold a 60-pound aggressive dog. We've seen it in building 15. That's kind of the reason we did the 25-pound limit. To get rid of those aggressive type dogs. Before we had these parameters and guidelines, there were so many complaints. He would get complaints every other day. It became so overwhelming, that Travis spent most of his time trying to figure out, whose dog is who. He thinks a weight restriction is good. He thinks if we raise the weight limit, we need to lower the pets per unit.
- **Danna** – She thinks we need some boundaries on how many pets are allowed per unit. Especially regarding the liability issues as regards irresponsible pet owners. There need to be rules and we need to have restrictions also.
- **Anita** – She does not think the weight of the dog determines its nuisance level of the dog. She thinks that having a Newfoundland or Great Pyrenees is stupid in a complex like this. She thinks we need to raise the weight limit. Twenty-five pounds excludes 60% of the dog breeds registered with the AKC. There are 146 breeds of which only 58 meet a 25-pound breed standard. These are figures based in fact and gives the board something tangible on which to base their decisions. Not many owners at WFV have purebred animals, but you have to start somewhere. She thinks the weight limit needs to be raised but the number of dogs allowed per unit is more important than the weight of dogs. The biggest thing is the units that are rentals need to set their own parameters for pets in their units as long as they comply with the pet rules in existence at the time of the lease. They need to be responsible owners whether they live here or not. Historically we have had more problems with rental units than owner occupied units. People need to report infractions to the pet rules. I like raising it to 50 pounds. I would be okay with raising it more.
- **Lance** – The Great Pyrenees owner will go next. I think the important things are that the dogs have to be cleaned up after to maintain the quality community that WFV is. They have to be on a leash and I keep seeing a guy with a Spaniel and telling the guy to put his dog on a leash. They also have to register their dogs with the office and Travis has to have every bit of information requested on each and every canine resident. So that the place is not overrun, he thinks 2 animals is fully sufficient. Certainly no more. He doesn't support the weight restriction. Dog behavior needs to be addressed as well. Dog owner is liable for the behavior of their dog. Lance's three issues are the clean-up, being on a leash at all times when outside their unit and registration with the office and no more than two pets per unit. And he wouldn't have a Great Pyrenees, if he had it to do over again. The size of the dog is up to the owner to decide. The dog messes have improved a lot over the last year or so from what it was.
- **Jan** – Doesn't think there should be a weight limit at all. It is up to the individual to determine what is best for their dog. It is not up to the committee or Board to tell people whether they should have big or small dogs. Some of the bigger dogs need less exercise than some of the smaller dogs. It depends on the breed. She absolutely agrees

with the limit of two dogs per unit. Because she lives in a bottom unit, she has first-hand knowledge of the noise that can be heard from an upper unit. An individual who weighs two hundred or more pounds makes far more noise than a dog of any size. Are we going to limit the weight of a human who lives in a top unit? Female dogs are the ones that will leave the bigger pee spots. All of the brown spots outside the units are not pee spots. You cannot generalize like we have been doing. She does not think there should be a weight limit of any kind. All the other pet rules are logical and she totally agrees with those. She does not think any of the pet rules should be changed other than the weight limit. She thinks the weight limit should be eliminated completely.

Summation:

Rosann	50-pound weight limit	2 dog limit
Danna	50-pound weight limit	2 dog limit
Sarah	no weight limit	2 dog limit
Mitch	no weight limit	2 dog limit
Anita	no weight limit	2 dog limit
Lance	no weight limit	2 dog limit
Jan	no weight limit	2 dog limit
George	45-pound limit	1 dog limit
Travis	45-pound limit	1 dog limit

Weight restrictions for an emergency situation: Should abide by the pet rules in effect at the time of the emergency situation. But still needs to be registered with the board.

Time restriction for a visiting pet: It was recommended that there be a two-week time limit on a visiting pet. If more time is needed by the resident, they would need to request an extension of time from the Board. The Board would evaluate the situation and make a determination based on the circumstances of each individual situation.

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 6:38 PM

Respectfully submitted,
Jan Massey, Secretary