

West Fork Village Homeowners Association

August 22, 2019

Meeting Minutes

General Meeting

Owners in Attendance:

Travis Ryan, Onsite Manager
Raymond Patch, President
Michael Montoya, Vice-President
Carrie Huenuik, Treasurer
Dottie DeMark, Secretary
Jan Massey
Lance Lambert
Amalia Johnson
Linda Barber
Pauline Anderson
Anthony Sandoval

Meeting start time 6:00pm

- 1) Roll was called

- 2) Meeting minutes from July 27, 2019 were reviewed and voted on. Dottie motioned, Carrie seconded, pass.

- 3) Open Discussion
 - a. An explanation of the process the Board needs to follow regarding the proposed merger of the Garage Owners Association and the West Fork Village Homeowners Association was given and the Board answered several questions from owners present. Jan asked to see the letter that the Board received from its attorney directing the Board on each step of the merger process; Travis will contact the attorney. An owner suggested that a cover letter be sent to the owners explaining why the Board is proposing this merger. Further discussion followed about non-condo owners owning a garage.
 - b. Questions were answered regarding the pending issue with the insurance company relating to the hail damage that happened in June 2018.

- 4) Old and New Business
 - a. Travis provided a spreadsheet of information he gathered regarding the services offered and fees charged by six local banks for the Board's consideration in choosing a new bank

in order to move away from Chase. Discussion was held regarding the reason for the change in banks. Travis will add information about the services and fees of Chase Bank and Bank of Colorado to his spreadsheet and provide at the next Board meeting. The matter was tabled.

- b. The Reserve Study for 2020 was not attached to the Board packet due to the large number of pages; it can be viewed on the website. Travis agreed to email the document to Board members. The Board had previously decided to stay with the same company.
- c. At the last meeting the Board discussed complaints about non-compliance with the Pool and Clubhouse Rules relating specific fees charged for guests and guests using facilities without the owner being present. Travis advised that the Rules were already posted in the clubhouse and he reviewed the fees. It was agreed that the pool and spa hours would be changed to 9:00 am to 9:00 pm beginning in September.
- d. The Board agreed to allow Community Cares Outreach to post flyers in the mail room and trash area.
- e. Budget Committee meetings were scheduled for 6:00 pm on both October 15, 2019 and November 12, 2019.

5) Reports.

- a. The Board reviewed the Accounts Payable Report for August 2019 and discussion was held regarding residents in the apartments across the street walking their dogs on West Fork's property. Anyone seeing this happen should document and let Travis know.
- b. The Board reviewed the Profit and Loss vs. Budget and Balance sheet for July 2019.

6) Executive Session.

- a. The Board reviewed the unpaid charges for July 2019. Charges for Unit 705 will be written off at the end of this year; the unit is under contract.
- b. The Board discussed and reviewed the special assessment unpaid charges report. Ray moved that Unit 411 be placed on a payment plan for the special assessment, Nancy seconded, motion passed. Travis will contact the real estate broker on Unit 912 and ask that the "for sale" sign be moved and also make sure the realtor is aware of the funds due to West Fork for the special assessment. Travis will file a lien against the property. The charge of \$92.00 for Unit 409 will be absorbed by the Association due to a miscommunication with the owner.
- c. Discussion was held regarding the status of the insurance claim and whether to hire an appraisal as recommended by Taylor Bezek, the Public Adjuster. Travis will file a complaint against the insurance company with the Colorado Division of Insurance. Travis will put together a list showing what we contracted for, what we have paid, and what we still owe. Board members would like to read the fine print in the Public Adjuster's contract and Travis will email a copy of the contract to the Board. Travis will have the Public Adjuster's contract sent to the attorney for review to give us a better understanding of the amount we will owe him and to determine if the contract can be broken. The matter was tabled until the next meeting so we can get more information.
- d. A short discussion about the part-time maintenance person was held.

- e. Discussion was held about the party held at the clubhouse on August 10 when the owner neglected to clean up afterwards. A Motion was made by Nancy to retain the owner's \$100 deposit and pay it to Jim who cleaned up after the party; seconded by Dottie, passed. Travis will change the wording in the Reservation Rules to indicate that if someone has a party at the clubhouse and doesn't clean up after themselves, they will be charged whatever it costs the HOA to clean up for them; Travis will keep an accounting.
- f. After discussion, a Motion was made by Ray to waive the late fee for Unit 1104; seconded by Carrie. Motion passed.

The meeting was adjourned at 7:24 pm.

Respectfully submitted,
Dottie DeMark
Secretary