

Westfork Village Executive Board Meeting

Agenda/Minutes

July 21, 2011

Board Members in Attendance

Anita McAllister	Unit 610
Adam Lowrance	605
Rosann Holman	711
Herb Davidson	1502

Election of officers was the first order of business. The new officers are as follows:

President - Adam Lowrance
Vice Pres. - Rosann Holman
Secretary - Herb Davidson
Treasurer - Anita McAllister
Voting Member – Dean Bodwell

Points of Discussion

Colorado H.O.A. Committee

1. Investigate

Clubhouse Parking

1. Designate 2 spaces for the Suites
2. Designate 2 spaces for Building 1601
3. Designate 3 spaces as open parking

Attorney

Draft forms to protect the Board and Manager from prosecution for enforcing issues mandated by existing covenants and amendments.

Gifts of Appreciation

It was suggested and approved to give the outgoing Board members a gift of appreciation for their service. A gift certificate to the Texas Roadhouse in the amount of \$10.00 per year served, was selected. Thus, Kyle Pope will be given a Certificate for \$40.00 and Ken Eberly will be given a Certificate for \$60.00.

Unpaid Charges

Rosann will check with a Title Company to see if they require that any indebtedness to the HOA be paid prior to them issuing a Title Policy on a WestFork Condo Unit.

Pet Request Forms

Rosann and Travis reported that 82 Units have not filled out and returned the Pet Request Form. Eric Weiss will be asked to contact them by phone and inform them that failure to reply will be cause for removing them from the Clubhouse Security System. Some of the returned forms are incomplete or incorrect. Rosann will follow up on those before they are signed by Adam.

Insect and Pest Control

Travis gave the Board an overview of the bids submitted. Bids were from Orkin Pest Control and Duffie Johnson, the Bug Control Specialist. Duffie Johnson's bid was selected. His option #1, at a cost of \$249.00 per month was below Orkin's current charge of \$420.00 per month for identical services.

Letters to the Board

The Board reviewed a letter from Unit 1301 and 3 letters from Unit 706. The letter from Unit 1301 questioned the price structure for using the Clubhouse. There was a lengthy discussion about the charges, with the Board taking no action at this time. The Board will give this sincere consideration and address it again at a later meeting. The 3 letters from Unit 706 addressed a dog door and the use of the patio as a place for a pet to relieve itself. Adam and Travis will contact this resident and other residents, to discuss violations.

Attorney Questions/Discussions

A list of 20 questions/subjects was reviewed by the board that we want the Attorney to review and respond to.

Orientation for Fingerprints, etc.

This subject, though important, was tabled for later discussion because of time.

Prairie Dog Encroachment

Travis informed the Board of the property damage generated by prairie dogs that have encroached onto WestFork property in the Northwest corner of the development. Travis had researched potential solutions, and was given permission to proceed with the solution recommended by Rocky Mountain Wildlife Services, Inc.

Approval for Blinds

Installation of window coverings that are nonconforming, was discussed. Travis will acquire information as to type, color, etc. of acceptable blinds, so that this information can be passed on to inquiring residents, and shared with residents whose blinds are nonconforming.

Other Topics Addressed

Travis was asked by the Board to install signs requiring pet owners to clean up after their pet(s), and attach cleanup bags to each of those sign posts. Travis was asked to replace all severely faded or damaged signs within the WestFork Development.

Anita has researched security systems and submitted a quote from "Front Point Security". This was discussed and it was decided that it should be pursued further. This will be addressed in more detail at a future meeting.

Adam suggested that those people who were nominated for a Board position be contacted to serve on future committees as established by the Board.

The Executive Board meeting was adjourned at 9:40 P.M.

Respectfully submitted by Herb Davidson, Secretary