

**West Fork Village Executive Board Meeting
August 25, 2011
Agenda / Minutes**

1. Adam called the meeting to order at 3:00 p.m.

Board Members present:

Adam Lawrence - President - Unit 605
Anita McAllister - Treasurer - Unit 610
Herb Davidson - Secretary - Unit 1502
Dean Bodwell - Voting Member - 1403

Others present:

Travis Ryan - W.F.V. Manager - Unit 1602

2. **Order of Business**

- A. Water damage to Unit 305**

Travis was notified of water dripping from the garage light fixture in Unit 305 on June 5th. Travis traced the leak to a leaking refrigerator ice maker water supply line valve in Unit 309. The Owner of Unit 309 had moved out and taken the refrigerator on June 4th. Travis turned the water off to Unit 309 and put a cap on the leaking valve. The Owner of Unit 305 asked Travis if the H.O.A. is going to cover the cost of the damage to the garage ceiling. Travis has brought this question before the Board.

The H.O.A.'s liability in this matter was discussed. Herb referred the Boards attention to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEST FORK VILLAGE, page 11, ARTICLE 8 - MAINTENANCE AND WATER AND SEWER SERVICE, paragraph 8.1 - *Maintenance by Owners*. Within the context of this paragraph it is stated that once a utility has entered the Unit, it is the responsibility of the Owner. This leaking valve is located **in the Unit** and the Board thus accepts no responsibility for water damage to Unit 305.

- B. Sale of Garage #55**

Travis told the Board that Roy Hekowczyk wants to purchase garage number 55, but wants the Board to give him a letter stating that he would not be required to repair the existing damage to the garage door. He also inquired as to rather the Board has a buy back policy if he should sell his Unit and is unable to sell the garage at the same time.

The Board discussed the economics of owning the garages. In that there is no signed Agreement To Purchase for garage #55 or any legal instrument binding the Board to sell garage #55, Herb made a motion that garage #55 and all other garages owned by the H.O.A. be retained and rented out until further notice. The Board discussed the fact that the income from renting the garages is very beneficial to the H.O.A. by helping to hold down the H.O.A. fees charged to the Owners. Dean seconded the motion on the floor. All members voted in favor of the motion.

- C. H.O.A. Garages**

The rental amount charged for the garages was discussed by the Board, along with the fact that no security deposit has been required.

Adam moved that from this point forward the rental amount for the garages be raised as follows: For a garage rented **Month to Month** the rent shall be \$95.00 per month with a one time refundable Security Deposit of \$95.00. For a garage rented on a **Six Month**

Lease (or more) the rent shall be \$90.00 per month with a one time refundable Security Deposit of \$90.00. Furthermore, all existing Rental Agreements in good standing shall not be affected. Herb seconded the motion. The motion passed with a majority voting in favor of the motion.

3. Adjournment

Adam adjourned the meeting at 4:39 p.m.