

**West Fork Village Meeting
March 15, 2012
Minutes**

1. Adam called the meeting to order at 6:40 p.m.

Board Members present:

Adam Lawrence - President - Unit 605
Anita McAllister - Treasurer - Unit 610 (came later)
Herb Davidson - Secretary - Unit 1502
Rosann Holman - Vice President - Unit 711 (came later)

Others present:

Travis Ryan - W.F.V. Manager - Unit 1602
Mary Davidson - Unit 1502
Sandra Adams - Unit 1009
Pat Pope - Unit 301
JoAn Nickel - Unit 804
Zulema Ryan - Unit 1602
Jan Overmyer - Unit 904
Erin Cure - Unit 106
Tony Cure - Unit 106
Wayne Leighton - Unit 1408
Lars Thorgesen - Unit 407
Cathy Bunting - Unit 702
Dyane Tower - Unit 605
Mary Larson - Unit 1304
Kyle Pope - Unit 505

2. Unfinished Business

A. Maintenance Issues for 2012

Travis presented the Board with a written report of several maintenance issues. He presented estimates from Estes Valley Asphalt and Sealco, for asphalt and concrete repairs, including paint striping the parking lots. Travis informed the Board that Alpine Gardens has agreed to pay for repairing damaged concrete due to their snow removal work. Travis said the drainage problem south of Building 12 is being addressed. Travis said that 21rst Century Painting will absorb the cost of completing work they missed, and removing areas of overspray, as relates to all the buildings and garages they were contracted to paint. Adam questioned the spread in the 2 bids presented. Travis said he plans to have more bids coming in. No formal action was taken, or required, by the Board.

B. Improve Pet Issues

Adam addressed the Boards reasoning for the recent rules passed and enforced relative to pets, more specifically dogs. A question from the audience was "did the Board rule on the breed of dog", and Adam said the Board had not. There was further discussion about dog ownership, number of dogs allowed, does an Owner take precedence over a Renter when it comes to pet approval, etc. All questions were answered by the Board.

Kyle Pope asked where the authority came from that allows the Board to generate Resolutions. Herb stated that the Governing Documents give the Board the right to generate and pass Resolutions, as long as the Resolution does not amend the Declarations. Herb said that the Resolutions drawn up and passed by the Board are extensions to the Declarations, and in some cases address issues not covered by the Governing Documents.

Kyle Pope had an issue with the "maximum number of dogs" being 52, (per Resolution Number 7), and wanted to know where that number came from. Herb said that he took the highest number suggested by a Board Member, added it to the lowest number suggested by a Board Member, and divided the sum by 2. It was explained that Resolution Number 7 allows the Board to approve or disapprove a dog, on a case by case basis.

C. Unpaid Charge Summary

Travis supplied a list of Past Due Accounts to the Board, and reported that when he took over as Manager the Past Due's were over \$10,000.00, and now they are under \$5,000.00. Travis explained the condition of those that are considerably overdue, and what remedies have been taken. The Board was in agreement with the action taken.

D. Neighborhood Watch Update

Anita brought everyone current with where she is on this project. She explained that she is working with the Police Department, in an attempt to secure a date that an Officer can come and address all those interested in the program. The Officer will inform us as to how to set it up, and how to run it, as well as addressing any questions that might arise.

3. New Business

A. Newsletter for Spring & Summer

Rosann said that a new Newsletter will be coming out by our next meeting. She asked that everyone consider contributing something that she might include in it, and gave several examples of what she is looking for. Adam explained to everyone the objective of publishing the Newsletter.

B. Community Garage Sale

Travis asked if anyone had a suggestion when a Community Garage Sale might take place. No-one posed a suggested date, so Adam suggested that everyone give it some thought, then pass on their suggestion to Travis. An audience member suggested that perhaps a map of the Project could be furnished to those interested in participating, showing the location of those people that would be setting out items to sell. Another audience member asked if there is an approval process for an individual Unit wanting to have a garage sale. All questions and suggestions were acknowledged and addressed by the Board.

4. Other

A. Suggestions, Comments and/or Concerns

An audience member raised the issue of prairie dog encroachment onto West Fork. Adam informed everyone as to how the Board and Management is handling this issue. Travis told everyone how the prairie dogs had been dealt with when they last came onto West Fork.

Wayne Leighton asked if the 2012 Budget is done yet. Anita informed him that the numbers have been given to the Accountant. Wayne questioned the Maintenance wages for 2011, stating that he felt it looked a bit extreme. Travis explained that a part of that number was due to his lack of understanding as to where certain expenses should be recorded. Wayne questioned the expense of General Operations and asserted that the amount looked high to him. Wayne said that when he was on the Board, they set the Budget up so that at the end of a certain number of years there would be \$300,000.00 in the bank to cover any Capitol Projects that may come up. Adam invited Wayne to participate with the Budget if he has some ideas. No acceptance was noted as forthcoming. Wayne said he would like to see a copy of the 2012 Budget so he could review it. Wayne asked about the watering procedure, and mentioned that the sprinklers come on, even if it's raining. Travis stated that we are going to have a water audit in June. Travis interacted with the audience, answering questions pertaining to various costs. Wayne asked if there are any major projects in the 2012 Budget. Travis stated that there are and told the audience what they are. Wayne stated that he is primarily concerned about the wages portion of the 2011's expenditures. Kyle also expressed that he questions why certain Budget line items are over budget, and where is the job description for those contributing to the expenses shown in 2011. Adam said they were welcome to examine any material that might put their minds at ease.

3. Adjournment

Adam adjourned the meeting at 7:45 p.m.

Next Meeting will be May 17, 2012

Anita McAllister, Treas
D. Day Voting Member
Ann Murray Pres.
Roseanne Helmen VP
Dee-Ann Davidson, Sect.