

**West Fork Village Annual Meeting
July 19, 2012
Minutes**

1. Adam called the meeting to order at 6:45 p.m.

Board Members present:

Adam Lowrance - President - Unit 605
Herb Davidson - Secretary - Unit 1502
Rosann Holman - Vice President - Unit 711
Anita McAllister - Treasurer - Unit 610
Dean Bodwell - Voting Member - Unit 1403

Others present:

See attached West Fork Village Meeting Sign-in Sheet

2. **Unfinished Business**

- A. **Reading of June 14, 2012 Minutes**

Herb read the minutes of the meeting. Adam asked if there were any comments, questions or corrections. Dean Bodwell said he is asking for explanation, clarification & corrections of the IRS penalties mentioned in Anita's report, which was included in the June 14th minutes on pages 3 & 4. Dean said his wife Judy was in charge of the financial part of the management and asked Judy to explain about the penalties. Judy went into lengthy detail, explaining what transpired, as she remembered it. An audience member asked what the taxes were for, and Bruce Lichtenberger said they were payroll taxes. That person said that management should not be writing their own paychecks. Bruce said that his office calculates the taxes and all management does is write the checks using his numbers. Someone in the audience asked why Bruce's office never reported the penalties. Bruce said they work from a printout and the penalties were buried in there. Adam clarified that by the time Bruce's office got the printout from West Fork's computer system, the penalties were not readily visible. There were other questions on the topic of Management compensation, and Bruce provided the answers. Herb asked for a motion on the minutes. Rosann moved to accept the minutes as presented, and Adam seconded the motion. The majority voted in favor of the motion.

3. **Reports**

- A. **Bruce Lichtenberger - Financial Report**

Bruce presented his Financial Report for January to June of 2012.

Various questions were asked of Bruce, which Bruce answered. A member of the audience asked if an outside Property Management firm might save the Association money. Rosann said that when Dean & Judy resigned, a property management service was reviewed and the past Board said no. Adam said he remembers as a board member, visiting about outside property management, and seems to remember that it was a unanimous No vote. Kelly Hekowczyk made a motion to look into a property management company cost. Dylan Reed seconded the motion. A majority of the Members voted in favor. Dylan Reed volunteered to make the phone calls.

B. Change & Acceptance of 2012 Budget

Travis reported on the changes he is requesting, and the reasons. A member of the audience asked what the difference between maintenance wages and management fees is. After much conversation, the question was asked again. The basic answer that ensued was that any work done outside the clubhouse is classified as maintenance wages, and everything done within the walls of the clubhouse is classified as management fees. A variety of questions were asked and answered relative to wages paid to Travis, Rosann and Zulema. Adam moved to accept the requested changes to the 2012 Budget. Rosann seconded the motion and the motion passed by a majority vote.

C. Unpaid Charge Summary

This agenda item was tabled.

D. Owner / Non-Owner Ratio - 84/96

It was noted that the importance of this issue has to do with loan qualification with FHA, Fannie Mae and Freddie Mac, whose ratio at present is 50 percent. An audience member said that the real estate industry is lobbying the FHA to raise the ratio, and it is frustrating for her that the Resolutions can change things without the Owners having a say about it. Adam explained why Resolutions have been implemented, and how they are implemented. It was explained that the Resolutions do not change the By Laws or Declarations, but instead enforce and clarify them. An audience member said that they tried to buy a garage, but the Board would not sell one to them, then at the next Board meeting the Board passed a Resolution for the Association to keep the garages. Herb explained that it was nothing personal, but the Board realized the value of keeping the garages for rental income to help hold down HOA dues. Several questions and answers relative to the validity of Resolutions ensued. Adam said that they were advised by the Attorney to show that the HOA is at least trying to remedy the problems that have been allowed to go on against the HOA's governing documents.

4. Old Business

A. Resolution 10 - Calculations for Costs

Anita explained that the purpose of Resolution 10 is to recoup the cost of offsite Owners using the facilities, along with their Renters, yet only paying for one or the other. She explained how she came up with her calculations, and that those calculations dictate that the offsite Owner should pay an additional \$20.00 per month to solve the inequality problem. Rosann moved to accept the calculation and Anita seconded the motion, with the motion passing by a majority.

5. New Business

A. Introduction of Nominees and Board Members seeking election

Adam stated that he would be leaving the Board because he would be relocating because of a job that his wife had accepted. He said the balance of the Board still has two years to serve of their term. A member of the audience said that she thought that everyone had to be voted on each year. Adam explained that this is another item that has been ignored in the Bylaws, and that each person elected is elected to a three year term. Kelly Hekowczyk said that according to section 2.6 (removal of officers) that if there is a two-thirds vote by all persons present, they can remove the Board. She made the motion to do so, and the majority of the audience voted to remove the officers, by a show of hands.

B. Election of Directors of the Executive Board

Dean stated that he wanted his name removed from the ballot. Adam asked if anyone else on the Board wanted their name to remain on the ballot. Herb and Anita said they wanted to be removed. Rosann said that she would like to stay on the ballot. Dylan Reed was nominated from the floor. Kyle Pope asked that his name be removed from the ballot. The remaining nominees were Catherine Bohannon, Brian Lee, Jamison R. Walsh, and Steve Hooton. All nominees introduced themselves and stated why they wanted to be on the Board.

The new Board members are: Catherine Bohannon, Brian Lee, Jamison R. Walsh, Steve Hooton, and Dylan Reed.

6. Adjournment

Adam adjourned the meeting at 9:35 p.m.

Next Meeting will be September 20, 2012

West Fork Village

July 19 2012. Annual Meeting

Meeting Sign-In Sheet

Unit	Name
1502	MARIE DAVIDSON
1009	Alexandra Adams
1403	JUDY E DEAN BODWELL
804	JEAN NICKEL
301	PAT POPE
307	Elizabeth Carter
808	Kirk Pouloscales
1504	Jay Wessley
707	Linda Lindsey
1104	Jean Sherrod
1205	John
1004	CHAUCE SPRINGFIELD
310	MICHAEL GANTZ
1301	Cathy Baker
712	Rita Martin
206	Tamara Walsh
610	Anita McAllister
1312	Tom Palmer
1912	Diana + Susan Reed
603	John + Janet Baker
312	John Baker
1308	Nancy B. B. B. B.
313	sunshine @ 33 @ msd.com
800	Ray Heacock
106	Tommy E. M. G. R.
110	Susan Shrubber
509	KEENE RLY
309	GEORGE L. HEKOWCZYK
1501	Pat Pope
1804	Mae Larson
1407	Grand Atkinson
702	Scott & Susan
204	Diana + Susan
1403	Judy Bodwell

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