

*West Fork Village  
HOA Board Meeting Minutes  
January 17, 2013*

**Roll: Board Members Present:** Jamison Walsh—Vice President  
Bryan Lee—Treasurer  
Cathy Bohannon—Secretary  
Steve Hooton—Voting Member  
  
Travis Ryan—On-Site Manager

**Others Present:** Jan Massey, Dean & Judy Bodwell, D.J. Emmons, Zulema Ryan, Nick Major, George Stockam, and Adam Swenson

Jamison Walsh reported that President, Dylan Reed, would not be able to make this meeting.

**4th Quarter Financial Report—Bruce J. Lichtenberger, CPA:**

Bruce Lichtenberger, CPA, was scheduled to be here, but is ill and will plan to come to the March meeting.

**Open Discussion:**

The concerns brought forth at this meeting relate to parking or will be covered at a specific point in this meeting.

**Minutes for November 15, 2012:**

**There being no corrections to the November 15, 2012, they were approved as presented.**

**Reports:**

- A. Maintenance Position is Open—Tabled until Dylan returns.  
*Judy Bodwell: It will not be long before Eric (former maintenance assistant) returns from college.*
- B. Owner/Non-Owner Ratio—88/92
  1. We have not heard of anyone having a problem with the *Owner/Non-Owner* ratio recently.
  2. Legislation is still ongoing at state and national levels.
  3. There is no way to restrict anyone from renting his/her unit.
  4. Ocenaside has refinanced three units at WFV in the recent past.
- C. Decks
  1. All have been checked—four are of primary importance and need estimates. Others need a lot of work; two need remjoints replaced. A rough estimate based on the deck that has been repaired is 2,280 hrs of work or 57 weeks at 40 hrs/week.
  2. Need to determine common element or limited concern element.
  3. Consider how decks have been used.
  4. Consider roof extensions so moisture from roof does not drain onto the decks (corners).
  5. “Sister” complex to WFV is located at Wellington. Jamison tried to stop by to discuss this issue to see if they are experiencing similar problems. It was suggested that we contact Chuck Raymer to see if he could assist.

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- D. Unpaid Charge Summary--\$5,593.34  
The original total was \$6,673.34, \$1,080 (Garage annual dues) was deducted for eight residents.
- E. Revising Pool and Clubhouse Rules:
1. Travis set out a rough draft asking for review and comments.
  2. **Adam Swenson:** *He has two children and it is cheaper to go elsewhere to host a party.*  
**Jamison Walsh:** *We are addressing those issues.*  
**Adam:** *The volleyball court must go—this area should be a playground.*  
**Jamison:** *We will address this later—it will need to be addressed at our annual meeting.*
  3. Pool rules will be revised before the pool reopens for the summer.
- F. Official Storm Door Document:
1. The official document is posted on our website or you may check with Travis.
  2. Consistency is the issue.
  3. Questions regarding the manufacturer are still an issue.

### Personal Appointments with the Board:

- A. Move to the end of the meeting—20 minutes/person.
- B. Nick Major requested an appointment—his request was granted.

### Old Business:

- A. Building 8—Parking Designation for three units:
1. **Adam:** *His car does not fit in his driveway. Each time a new neighbor moves in, there is always a problem.*
  2. Steve Hooton provided measurements for each driveway:
    - a. Unit 812: 13'3"
    - b. Unit 808: 11'9"
    - c. Unit 804: 11'10"
  3. **Nick Major:** *The fire lane is still an issue.*  
**Adam:** *Someone who doesn't live on-site is parking for extended periods of time.*  
**Jamison:** *We need to accommodate parking space for owners.*  
**Nick:** *There may be a way to revise it structurally.*  
**Jamison:** *He will look at it before we decide on a specific solution.*  
**Judy:** *The 'Compact Car' sign apparently doesn't work.*  
**Adam:** *No*  
**Travis:** *Will 30 days work? Yes.*  
**Jamison:** *A decision will be made by February 17 and we'll have the resolution finalized.*  
**Jamison:** *Regarding parking issues in general: We do our best to deal with all issues per our covenants. We need to hear all issues and concerns. Covenant 15.11-11 needs clearer guidelines on towing and those who are out of town for extended periods of time.*
- B. Amendment 2 to Resolution 7 (Pets):
1. **Jamison:** *Has a problem with the resolution. Legality is an issue—none have been filed with the County Clerk.*  
**Judy:** *Can't we just add information to the packets? 'Must have a license' is in the resolution.*  
**Jamison:** *It needs to be an amendment. We will meet with our new attorney on all resolutions—we will compare them to the covenants.*  
**Steve:** *We need to work on a means of gaining information from our entire community more regularly than just at the annual meeting.*

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C. Recommendations for Volleyball Court:

1. Convert it into a playground area with places for parents to sit with a basketball hoop, picnic tables, BBQ grills, etc.

Expense is an issue.

Accessibility is an issue.

Insurance will go up about \$600 per year.

*Judy: We may need Liability Letters from residents.*

Management is an issue.

A vote will be taken and the decision implemented after our annual meeting.

**New Business:**

- A. Budget for 2013—Tabled until Bruce Lichtenberger is able to be here.

- B. Purchase a New Computer:

1. Estimates/descriptions from Allco Computer Specialists, Greeley Computer Services and PC Therapy were provided. In addition, a description of what we had before and what Travis needs now.

2. Travis has been using a loaner that needs to be returned by February 12, 2013.

3. *Steve: Southwest has a good deal with Dell so let him know what the final decision is and he'll check out what he can get through them.*

*Jamison: He has a friend who could build it in about an hour.*

4. We need it before February 12, 2013.

- C. Eric Weiss—He served as an assistant to both Travis and Dean before leaving for college. He is returning for the summer and would like to be considered once again for the maintenance position for that period of time. This will be considered when we address the maintenance position.

**Upcoming Meetings:** March 21, 2013 / May 16, 2013 / July 18, 2013—Annual Meeting

MEETING ADJOURNED: The regular portion of the meeting adjourned at 7:55 pm.

Personal Appointments followed with D. J. Emmons, George Stockam, Dean and Judy Bodwell, and Nick Major.

Respectfully submitted,

Cathy Bohannon