



purchase of de-icing solution, installation of ice water shields, a decision was made to contact a professional roofing company to get their take on how best to proceed with a solution to the ice damming. Also, call Xcel Energy and get their input on the problem. The ice damming causes the water to back up into the roof and when it re-freezes it causes roof damage. Hence the concern and need for a solution.

### **CD-BBVA Compass Matures:**

One \$54,000 CD matures September 18, 2015 and another \$54,000 matures in 6 months. A decision was made to move the money to a savings account at Compass Bank until interest rates on different products could be researched at a variety of financial institutions.

### **Attorney's Estimate for final Association policies & resolutions:**

The attorney estimate of \$2,000 is to draft resolutions and 6 policies that need to get done this year or next year which are state required. Jamison said he would try to find the templates and suggested drafting the changes ourselves. The 6 items are Investment of Reserve Funds, Conduct of Meeting, Copying of Records, Adoption of Policies, Board Member Conflict of Interest and Reserve Study Detailed Plans.

### **Owner Responsibility Chart:**

Attorney's Final Okay with Owners Responsibility Chart. It will be sent to all the owners in the coming months with other documents. Change number 9 ITEM to "Windows, Screens, Exterior Doors and Garage Doors" and number 9 OTHER "Except Paint for Door Exteriors". Jamison will fine tune this. Travis e-mailed a copy of the original document in Excel format on 9/11/15 @5:29 PM titled "Board meeting Agenda and Agenda Points Documents".

### **Proposals for Snow Removal & Lawn, Landscape Maintenance:**

Board members were supposed to get RFP packet for informational purposes. Travis has not received responses from prospective contractors. Contract with Alpine ends this year, 12/31/2015. George will look into getting a study done by CSU on our plants, shrubs and trees to determine what kinds will be more likely to survive and flourish on the WFV property. We will postpone replacing dead plants until we can get a study done by CSU. We will have the three trees under warranty replaced now, but replace them with a variety of tree that is more likely to survive and provides shade.

### **Old Business and New Business:**

### **Reserve Study Extension:**

The board was given an additional month to review the Reserve Study. The new deadline is October 15, 2015. The final draft to the Association will be sent the first week of November at the latest. The board needs to review the study and note anything on the study that has been recently repaired or replaced as well as anything that stands out as unnecessary or questionable. **All changes must be to Travis on or before October 15, 2015.**

### **Club house, Pool, Spa Rules Updated:**

Jamison will re-format these in order to make it easier to reference specific sections and rules by assigning unique identifiers for each section and rule. For example: Section I number 1 will be like 1-1 and Section II number 1 will be 2-1. The rest of the board will also proof the rules one last time and send Jamison notes on any corrections. Jamison will also condense the rules to eliminate redundancy and get it out to the board.

### **Ad-Hoc Committees:**

Add this to the agenda for October 12, 2015.

### **AC Units:**

Need acceptable measurements for October 12, 2015 agenda.

### **Recycle Signs:**

Travis needs to make a down payment on them at **Signs Now**. **Signs Now** had the best price. There was discussion of color, usage, cost and relocation of recycle bins. Also the difficulty of using the current dumpsters with the existing lids. Travis said the lids are to prevent non-residents from using the WFV dumpsters.

The result of the discussion is to see if the new signs are effective. Check with Waste Management to see if they have a different model of dumpster with lids that would make it easier for legal residents of WFV to use. Ask Waste Management why their dumpsters and recycle bins are exactly the same color. Send out a letter to residents reminding them that the recycle bins are for their convenience and not for poopy diapers. If the misuse of the recycle bins continues the service for which WFV pays extra may be cancelled or recycle bins may be moved and consolidated.

### **Executive Session (planned):**

### **Unpaid Charge Summary:**

There was extensive discussion about the two extreme unpaid charge accounts. Foreclosure will force the sale of the property. The individuals will be given six months to get their accounts current. The Association will work with either of the individuals who make a good faith effort to get their account current. The point of the forced foreclosure is to put a stop to the accrual of any further debt.

A motion was made to pursue forced foreclosure on the two units that owe over \$4,000.00, at the time of this meeting, in overdue HOA dues, violation fines and late charges. The motion was seconded and unanimously approved by all attending board members.

The WFV-OA president will contact the association attorney to draft letters to both parties notifying them of the intent to force foreclosure. In addition the Owners Association will pay whatever the cost to have the owners of the two units in question, professionally served with the forced foreclosure paperwork.

Travis will collect all paperwork regarding these two units for the attorney.

### **More New Business:**

#### **Changing OA Meeting days and times:**

Sandy McNeely had requested that the OA Board meeting days and times be revisited due to lack of response to the existing staggered meetings by the general population. There was some discussion, however the issue was tabled until the October meeting, when Sandy could also be here to discuss the issue. A change cannot be made until January, 2016 because notice has to go out to the owners and they have already been notified thru November, 2015.

#### **Meeting Minutes:**

Approved minutes from June, 2015 thru August, 2015 need to be posted to the WFV web site.

**Next board meetings: Monday, October 12, 2015 at 6:30 PM and Thursday, November 12, 2015 at 6:30 PM.**

Meeting adjourned at 11:57 AM .

Respectfully submitted, Jan Massey, Secretary