

**West Fork Village  
HOA Annual Meeting Minutes  
July 16, 2016**

**Board Members Present:**

Jamison Walsh-President  
Rosann Holman - Vice President  
Anita McAllister - Treasurer  
Jan Massey - Secretary  
Lance Lambert - Voting Member  
George Hekowczyk - Voting Member

Travis Ryan - On-site Manager  
Mike Burgess – Owner  
Wanda Thwaites – Owner  
Bonnie Stauffer – Owner  
Ken Eberly – Owner  
Valerie Vazquez – Owner  
Brad Johnson – Owner  
Carrie Huenink – Owner  
Cathy Bohannan – Owner

**Year-In-Review & Open Discussion – Jamison Walsh:**

1. Reserve Contributions-10% of monies taken in each year to be shown as a line item on the budget, so that owners can see this is monies coming in and this is money being earmarked for the reserve account. This is also an issue that affects lender decisions.
2. Delinquent Accounts-between two units the balance of past due fines, dues and legal fees totaled over \$12,000.00. The Executive Board elected to give these unit owners 6 months to pay their balances in full or the Association would force the foreclosure and sale of the individual units. At this time the two units in question have paid all monies in full and there is no need to pursue foreclosure proceedings.
3. Resolution Redactions-a history and explanation of the use of Resolutions was given. The need to use the Resolutions sparingly and the elimination of some of the existing resolutions because they have become obsolete and/or superseded by more current resolutions was explained. There are two legal governing documents. The Covenants which belong to the Owners and can only be amended by the Owners. And the By-Laws which belong to the Executive Board and can only be amended by the Executive Board.
4. Dispute Resolutions-the Board is neither obligated nor authorized to enforce civil

laws. The Board cannot enforce civil issues outside the purview of the governing documents of the Association. The only recourse open to the Association for documented violations of the governing documents is to levy fines and restrict common element access.

5. Contractor Obligations & Penalties- Going forward language will be included in all Association Contractor Agreements which stipulates the timeframe for all deliverables and penalties associated with failure to do so.
6. Ice Damming-was explained. It was also explained that the Board is still trying to come up with the best possible solution to this issue.
7. Landscape and Snow Removal-to save money, the Board changed landscape and snow removal companies. The new company is now All Terrain Landscape.

The 2015-2016 Year-In-Review can be viewed in its entirety at [www.westforkvillage.org](http://www.westforkvillage.org).

### **Pet Weight Ballot Discussion & Tally of Owners' Vote:**

**Owner:** If the vote maintains a pet weight limit, how will that limit be enforced? Because now there are lots of dogs that are grandfathered in, but there are a lot of dogs that have come in after and they're all getting approved on their puppy weight. They're never being weighed later.

**Jamison:** Any animal that has been approved prior to this vote, will remain approved and unaffected by this vote.

*The weight of the dog for the purposes of the weight limit is determined by the adult breed standard of the AKC based on the breed of the puppy. It is not determined by the puppy weight at the time of registration. Per Travis who handles all pet registrations.*

**Travis:** Right now we have 5 dogs that are registered, but not approved.

**Owner:** Do we currently have a policy that is restrictive to the number of pets?

**Jamison:** Yes. Technically, regardless of what it is it is two (2).

**Owner:** What constitutes a quorum as regards the yes/no votes on the ballots?

**Jamison:** The quorum will be the yes/no vote. So it will be a majority of the votes cast. Only those ballots received will be used to determine the outcome of the issue. It will be a tally of the votes that were cast. The issue today is the weight limit. Should there be a weight limit? If there should be a weight limit, what should it be?

**Owner:** Have you talked to an attorney to make sure this is legal?

**Jamison:** Yes, we have.

**Owner:** How soon will you know the result of the vote today, a month, three months?

**Jamison:** We will know today, if there should be a weight limit and what that should be. Pretty much the first order of business for the Board this term will be to address this, because we know that people are waiting.

**Owner:** How many pets are currently approved by the HOA?

**Travis:** There are 60 dogs currently approved.

**Owner:** Is there an issue with pet litter not being picked up?

**Jamison:** It will forever be an issue, unless we start paying for DNA testing. There seems to be a pretty significant reduction in the last couple of years. The biggest issue that we face at this time is animals off leash and/or out of control.

**Pet Weight ballots were distributed and the vote was taken.**

Vote Results: 23 votes for a weight limit, 15 votes for no weight limit. Of the 23 votes there were 1 vote for 15 pounds; 3 votes for 20 pounds; 12 votes for 25 pounds; 1 vote for 35 pounds and 6 votes for 50 pounds. Based on this breakdown of the yes votes the weight limit will be 25 pounds.

**Owner:** People who voted no did not enter a weight limit. They should have an opportunity to vote on a weight limit as well, even though they did not vote for a weight limit.

**Jamison:** We will do another vote on the weight limit to include input from the no votes. It was decided to vote on the following three weight limits: 25 pounds, 50 pounds and 100 pounds.

Because of the mail in and drop-off ballots with a no weight limit entered, it was necessary to contact these 11 owners to get their weight limit vote. Jan Massey volunteered to make the contacts and finish the tally as soon as possible.

**Introduction of Nominees & Election of New Executive Board:**

Four returning Board members: Anita McAllister, Jan Massey, George Hekowczyk and Lance Lambert. Sandi McNeely will not be returning to the Board. Rosann Holman and Jamison Walsh will not be return unless necessary to fill the 6<sup>th</sup> and 7<sup>th</sup> positions. Mike Burgess volunteered to serve on the Board. He is only in residence 4 months out of the year and would call in for Board meetings when he is not here. Rosann Holman and Jamison Walsh ran for the Board again to fill the 6<sup>th</sup> and 7<sup>th</sup> positions, because no one else volunteered to run. By virtue of being the only individuals to volunteer for the Board, the following individuals are your new Board of Directors: Jamison Walsh, Rosann Holman, Jan Massey, Anita McAllister, Lance Lambert, George Hekowczyk and Mike Burgess.

**Next board meetings: Monday, August 1, 2016 at 4:00PM; Thursday, August 18, 2016 at 6:30PM; Saturday, September 17, 2016 at 10:00 AM; Thursday, October 20, 2016 at 6:30 PM.**

Meeting adjourned at 11:17 AM.

Respectfully submitted,  
Jan Massey, Secretary