

**West Fork Village
HOA Meeting Minutes
December 15, 2016**

Board Members Present:

Lance Lambert – President
George Hekowczyk – Vice-President
Anita McAllister – Treasurer
Jan Massey – Secretary
Rosann Holman – Voting Member
Jamison Walsh – Voting Member
Travis Ryan - Onsite-Manager

The Board was introduced to the owners.

President Lance Lambert presented the meeting with the following highlights of the budget and encouraged any questions the owners had about the budget.

Highlights of the 2017 annual budget for West Fork Village:

- Hazard and Liability insurance reduced \$6500 from 2016.
- HOA dues delinquency reduced from \$14,000 to \$2,640.
- Formed special committees to study ongoing issues with design defective balconies and come up with a design that will be less costly and better withstand weather conditions. (Anticipate 6 planned to be replaced in 2017).
- Due to the aging of the community the Reserve study calls for a re-painting of the entire facility in 2017-2018 to maintain its appearance.
- A monthly deposit is planned of 9.8% of Annual Assessment to partially fund the painting and deck projects.

The following questions were raised by the owners and answered:

Q: How often is the re-painting done?

A: This next painting will be the third time in 14 years that the buildings have been re-painted. It is recommended that the buildings be painted every 4-5 years.

Q: Could you explain what is going on with the balconies and how you know if there is a problem?

A: Travis and members of the Board inspect the balconies. The balcony issues started with resurfacing them and other problems were detected in the process of resurfacing and inspecting the balconies.

Q: Was there something put in place to reduce the delinquent HOA dues or did it happen just by chance?

A: There were a couple folks who were seriously behind and the Board elected to use legal methods to collect.

Q: In 2016 there was a budget surplus of \$57,766. Was that what the budget was or what was the actual surplus? How close are we to the actual budget for 2016?

A: Owner was referred to the 2016 P & L January thru November.

Q: When budgets are put together how close is the new budget as compared to the actual figures for income and expenses year over year?

A: The Board spent a great deal of time on the 2017 budget trying to get realistic figures for both income and expenses. There are detailed notes on some of the figures explaining how the Board arrived at the dollar amounts for the corresponding budget item.

Q: Are you still seeking another board member?

A: Yes, there is still an opening. This will be addressed at the January OA meeting.

The vote was unanimous (26 yes votes to 0 no votes) to approve the 2017 budget as presented at the meeting with the final corrections. There were 22 owners present and 4 proxy votes. Ballots and sign-in sheets can be verified upon request at the office.

Next board meetings: Thursday, January 19, 2017 at 5:00 PM; Thursday, February 16, 2017 at 5:00 PM; Thursday, March 16, 2017 at 5:00 PM; Thursday, April 20, 2017.

Meeting adjourned at 5:20 PM.

Respectfully submitted,

Jan Massey, Secretary