

**WESTFORK VILLAGE OWNERS ASSOCIATION
ORGANIZATIONAL MEETING MINUTES
FEBRUARY 19, 2004 – 9.08 hours WestFork Pool Room
Chuck Rehmer, President Presiding Officer**

1. Roll call was deferred to the sign in sheet that the owners initialed before entering the meeting.
2. Proof of notice was guaranteed to be on file.
3. A short review of the committee sign-ups was related to the owners. The sign-up sheets were circulated among the owners.
4. Particular members of the Sales Team and with Home Team Lending were recognized as owners at WestFork.
5. A question from the floor from the owner of unit #711 was asked about the frequency of the committee's meetings. Chuck Rehmer stated that this would vary from committee to committee.
6. Election of inspectors of the election. Chalice Springfield and Eric Umholtz agreed to tally the votes of the election of the Board member and were approved to do so by the ownership. Eric Umholtz explained what the occupancy demands were that required the new seat on the board. 75% occupancy, new seat within sixty days of that date. Motion by owner of unit #411 to proceed with the election. Seconded by several other owners. Introduction by Betty Carlo, nominee to the Board. Introduction by Jena Able, nominee to the Board. Process of voting.
7. Question from the floor from unit #711 in reference to the number of individuals allowed on a committee. Chuck Rehmer stated that there was not a limit. Question from the floor from unit #711 in reference to the time limit allowed to join a committee. Russ Smart encouraged owners to sign up any time and reiterated that the sign-up sheets would be available through Delight Wakkinen in the Clubhouse Office. Eric Umholtz encouraged members to be on a committee.
8. Agenda Items were opened to discussion. Chuck explained that the company used for snow removal (Alpine Gardens) was being educated on the grounds around the community. He stated further that the snow removal contractor was in need of further training. Chuck stated that in two to three years, the frequency and other terms of the contract relating to snow removal would be revisited. The issue of ice melt was brought up and it was agreed that Colorado was a good place to use ice melt in cases where the snowfall was 2" or less.
9. Agenda Item. The question of courtesy hours was brought to the floor. Owner of #603 stated that the owners living on the lower levels of the buildings can sometimes hear those above them. Chuck encouraged the owners to refer to the diagrams of the insulation and drywall in the sales office to see how the units are being protected from outside noise. Owner #708 stated that stereos can sometimes be heard, but that the noise is not unreasonable. Chuck referred to the nuisance clause in the by-laws and reiterated that the owners were privilege to the quiet enjoyment in their dwellings. Owner of unit #306 stated that talking can be heard between the walls of their unit and another nearby unit. Owner of unit #603 asked about the procedure of how noise complaints are handled.

The owners were told that complaints were generated into written notices. Chuck stated that one of the best ways to handle this matter was to lead by example.

10. Agenda Item. The question as to damage that is caused by exterior decorations to the outside of the buildings was discussed. It was explained that the siding on the buildings is concrete and is not conducive to nails and screws. It was decided that this would be a good topic for a future newsletter. The clubhouse lights were discussed. Owner unit #711 stated that the lights were nice if burnt out lights and fallen lights were monitored.
11. Agenda Item. The question of occupancy per unit was brought up. Delight Wakkinen stated that the city law was such that 2 people were allowed to live in each bedroom in each unit. #603 asked if the covenants are governed by the state.
12. Agenda Item. The question of parking and oil spills was discussed. The owners were asked to file complaints in the office. Questions of cars parked on the street in the fire lanes were discussed. Again, owners were encouraged to file complaints with the management.
13. Future Agenda Items. Owner #105 asked the membership to consider opening the membership of the clubhouse up to the T-Bone community. Chuck Rehmer encouraged the owners to consider this as a benefit to the owners in terms of income potential.
14. Owner of unit #906 asked if there were ladders available to the owners for use to change light bulbs in the interior of the units. Delight Wakkinen stated that the managers were working on a checkout system that would allow the check out of particular items that the owners may be in need of using on a periodic basis.
15. Owner of unit #603 asked if a discount was available to owners that paid their dues in advance by the year. Eric Umholtz answered this question by stating that there is not a secure savings or investment vehicle that could be used to compensate for the loss of income to the Association if a discount was given. There is no discount given for early payment of dues.
16. Owner of unit #102 asked if non-resident owners have rights to the Clubhouse. Chuck addressed this question and stated that they do have privileges to use the Clubhouse and facilities.
17. Owner of unit #411 asked if the mail room would be keyed for key card access. Eric Umholtz and Chuck Rehmer addressed this question by stating that the mail room does have a key card access box, but that the box had not been activated yet. If the ownership decided at a later date to activate the card reader, the capability would be pre-installed.
18. Owner of unit #105 asked if the dues were being paid on time. Delight stated that there a few owners were considered “chronic late payers”, but that late fees were assessed for late payment.
19. Owner of unit #105 asked about the proposed budget. Chuck Rehmer stated that the management was working closely with a CPA and that the budget would be discussed in detail at the next meeting.
20. Owner of unit #704 asked about the number of investment properties allowable per building. The answer was stated as is given in the by-laws and the comment

was made that the FHA guidelines are being closely followed for the project and that the guidelines will change when the project is fully complete.

21. Chuck Rehmer commented that he was pleased to see such a diverse population of the community in attendance at the meeting.
22. Election results were given by Eric Umholtz. WestFork's first elected director, Jena Able, was elected to the board.
23. Scott Bicknell, Insurance Agent for the Hazard Insurance on the buildings spoke briefly about the importance of the owners to obtain personal property coverage for their belongings. He recommended a \$20,000.00 - \$25,000.00 policy for adequate coverage. He stated that his goal was to help to educate the owners at WestFork and offered to answer any questions that owners may have on the policies that the Association has with his office. Owner of unit #711 asked what the deductible on the policy was. The deductible is \$2,500.00 per incident.
24. Motion to adjourn and seconded. Meeting adjourned.