

WestFork Village Board Meeting

January 19, 2006

Agenda & Meeting Minutes

Start Time: 6:30 p.m.

I. Roll

<u>Board Members</u>	<u>Unit #</u>	<u>Resident/Tenant Members</u>	<u>Unit #</u>
Wayne Leighton	#1408	Wanda Thwaites	#606
Ken Eberly	#509	Marshal & Dorothy Schwarz	#608
Chuck Rehmer	#101	Judy Bodwell	#1403
Howard Wakkinen (On-site Manager)		Vikki Dinkel	#1211
		Malmandie Millietle	#310
		Kyle Wehmeyer	#310
		Terri Gimlin	#306

II. Old Business

- Financials (Year end report)
 - Bruce Lichtenberger (WF's Accountant) gave the year end report for 2005 including expenses and assets. (See the WF website for the financials.)
 - WF Board approved the financials.
 - Motion and approval for Ken Eberly to investigate best type of interest bearing account at New Frontier bank and to transfer \$50,000 from operating account.
- Newsletter
 - Ken presented a draft of the WF newsletter.
 - New Complaint process will be added on the front page.
- Unit #504 Water Leak – Report
 - Mold abatement company (Risk Removal) has been out and given a proposal.
 - Motion and Approval for moving forward.
- Noise Complaint Process (Fines?)
 - Motion and Approval of a Process and fine system put into place by the WF Board:
 - 1st Substantiated Complaint: Warning letter sent out
 - 2nd Substantiated Complaint: \$150 fine
 - 3rd Substantiated Complaint: \$300 fine
 - 4th Substantiated Complaint: \$500 fine
 - 5th Substantiated Complaint: Legal Action
 - In order for a noise complaint to be substantiated, see the following:

- 1) Two residents must submit written complaints about the same noise violation.
 - 2) One resident may submit a written complaint AND have proof of a police report (case #)
 - 3) One resident may submit a written complaint AND call the on-site manager when the noise is taking place in order for him to come and hear the noise violation.
- Pet Waste & garbage
 - More doggie bag posts may need to be installed.
 - Need to get the committees more involved with pet responsibilities and ownership.

III. New Business

- Chris Dinkel offered to resign from the Board as his new place of employment takes him away more than before. However, the WF Board invited Vikki Dinkel to attend meetings as his proxy if he needs to be away during any given Board meeting. Vikki accepted the invitation.
- Alpine Proposal (Landscaping)
 - Spring proposal approved by WF Board.
 - Before the proposal/contract is signed, the down spouts/drainage pipes need to be replaced.
- American Family Insurance (New premium)
 - New premium decreased from \$26K to \$20K for the coming year.
 - Encourage all residents to have a condo owner's insurance policy. Scott Bicknell [330-8887] can assist folks with this.
- Management Proposal
 - Howard has been the on-site manager at WestFork since the clubhouse opened and has not received an increase in salary (over 2.5 years).
 - Motion and approval of the proposal for a small increase in salary.

Adjournment Time: 8:07 p.m.

Next Board Meetings: March 16, 2006
May 18, 2006
July 20, 2006 (Annual Meeting)
September 21, 2006
November 16, 2006

** For 2006, Board meetings will take place every 2 months on the third Thursday at 6:30 p.m. The Annual WestFork Village Owners Association meeting will be held on July 20, 2006 during the regularly scheduled Board meeting.