

**West Fork Village
HOA Meeting Minutes
October 12, 2017**

Owners who attended:

Jeffrey Schreier – President
Anita McAllister – Treasurer
Nancy Hall – Secretary
Paula Harding - Voting Member
Rosann Holman – Voting Member
Travis Ryan - On-site Manager

1) The vote was cast to approve September's minutes and approve the amended June 15th minutes (an owner asked a comment to be removed from her name that she didn't make about the landscape companies work). Rosann moved to approve and Paula 2nd.

2) Old and New business

- The Board discussed the Comcast contract. Paula moved to sign the contract, Anita second. Passed 5-0.
- The Board discussed the Warrant ability of loans for condominiums, specifically FHA loans. No action was taken.
- The Board voted to raise rent on the garages. Paula moved to increase fee to \$125 a month beginning in 2018. Rosann 2nd. Passed 5-0.
- The Board discussed increasing HOA dues to \$160 for 2018 and \$170 for 2019. The Association is getting older and there are more expenditures for maintenance items. The Board would like to remove the risk of the possibility of a special assessment and not defer future required maintenance. Anita will make the changes for the 2018 budget to reflect the \$10 increase per month per unit.
- Also discussed increasing rental on the suites to \$90.00 for A and \$75.00 for B. Voted and passed.

- The Board discussed the 2 garages for sale. Paula moved to increase to \$6,500. Nancy 2nd. Voted and passed.
- Discussed holding a meeting for the revised budget. It will be held Wednesday November 1, 2017 at 6:00 p.m.
- Also discussed and decided to have a December HOA meeting-Friday December 15, 2017 at 7:00 p.m.
- The Board discussed Violation letters. We will stop sending certified letters except in certain cases at the discretion of Travis and or the Board.
- On the business of the trash removal, a decision was made to pay for and add a Saturday pick up for trash buildings 1 and 8. Paula moved, Nancy second. Passed.
- The Board voted to keep Nero for landscaping and snow removal. Rosann motioned, Paula second. Passed.
- The ice build- up issue north of buildings 5, 6 and 11 was discussed and will look at putting up permanent signs addressing the issue. The signs will read: "No parking until snow removal is completed" "Violators will be fined/towed".
- The Board decided to table the discussion of commercial and oversized vehicles parked on the property.

The meeting adjourned at 8:15p.m.

***Respectfully,
Nancy Hall - Secretary***