

West Fork Village OA
Meeting Minutes
February 22, 2018

Owners in attendance:

Paula Harding-voting member
Anita McAllister-treasurer
Nancy Hall-secretary
Jeff Schreier- president
Dan Markley-renter
Travis Ryan- on site manager
Christina Koder- owner by phone conference

1) Roll taken

2) Executive Session was held,

Met with owner and tenant from unit 1305

Decision was made to give the tenant until March 30th to regime dog. The tenant did not agree with the decision, owner phone call dropped and lost connection with her. Revised decision, due to the age of the dog, 2nd option is a \$300 fine per offense (all pet violations) and also have the dog DNA tested (paid by the owner) and if any violations occur by an eye witness the dog feces will be tested (paid by the owner).

3) Voted and passed the meeting minutes from January 25th, 2018

4) Old and new business:

- The Board will look at the paint color choices on a building in the daylight when available.
- Voted on the amount for monthly rent on apartment Voted and passed \$1500
- Discussed Attorneys to draft and review HOA policies required by the state. Paula nominated HindmanSanchez; Anita second, voted and passed.
- Discussed action options for damaged garage doors, will have attorney look over covenants to determine if the Association can require them to be repaired.
- Discussed what to do about the altering of some exterior buildings, and decided after the painting is finished, any damage found will have warning, then \$25, and \$50 fine progressively. Exception, flag holder in designated areas only.
- Addressing leaking vehicle violations, 1st violation will be send warning letter, if not resolved, 2nd notice of \$100 assessed fine, if not resolved a 3rd notice of \$200 and the last step to notify the

owner of the vehicle and the owner of the unit that the vehicle will be towed, and tow tag it after receipt of notice.

- The Board revised the Bylaws for Board compensation, changed from equal amount of HOA dues to half of monthly dues.
- 2.13 also wording change from No member to however members of the Executive Board shall receive, to may be compensated.
- The Board Voted and passed mileage reimbursement to Nancy Hall for driving to American Furniture Warehouse to purchase furniture for the apartment and suites.
- Attorney will review and revise lease agreement and cleaning addendum after we get a quote from him and agree with it.

5) Reports

- reviewed unpaid charge summary
- reviewed accounts payable for January and Profit and loss actual vs. Budget and balance sheet.

6) Executive Session via email vote:

1 late fee waived

7) Executive Session;

Discussed Travis' at will employment contract and benefits.

Meeting adjourned at 7:52.

Respectfully,
Nancy Hall
Secretary