

West Fork Village O.A.
MEETING MINUTES
JUNE 28, 2018

Owners in attendance:

Travis Ryan- onsite manager
Paula Harding-voting member
Bart Carlock-owner
Jeff Schreier-president
Rosann Holman-voting member
Bonnie Stauffer-owner
Nancy Hall-secretary
Tim Travis- owner
Laura Travis-owner
Jeffery Sickler- Elite painting and contracting

Start time: 6:00

- 1) Roll called
- 2) Met with Representative from Elite Painting, to discuss details and decided on a start date of Tuesday, September 4th.
- 3) Voted on and passed the minutes for the meeting of May 24, 2018.
- 4) Old and New business:
 - A) Travis updated the Board on the hail damage from the June 19th storm.
 - 1) The Board voted to contact insurance company and file a claim.
 - B) The Board discussed the leaking and flooding issues from the same storm, possibly purchasing bigger gutters for the roofs.
 - C) Briefly looked at the 7 new and required policies.
 - D) Pool and Hot Tub areas
 - 1) We would like the attorney to review our pool and clubhouse rules.
 - 2) Will set up a time to discuss the problems arising at the pools and hot tubs (drinking alcohol, too many guests, etc.)
 - E) The Board discussed options to block any short term leases in the units, such as Airbnb.
 - 5) Reports:
 - A) Reviewed accounts payable for May.
 - B) The Board reviewed the profit and loss Actual vs. Budget and Balance report, for May 2018.
 - C) The Board discussed the warranty for the property by the FHA, as we are currently in compliance, the application for the Association has been sent.
 - 6) Executive Session:
 - A) Met with owners of 705 again, as their account is over \$1000 past due, will plan to put a lien into effect.
 - B) The Board reviewed the unpaid charge summary.
 - C) The Board Voted to waive the late fee for unit 1512 with the stipulation that it is not late in the future.

Meeting adjourned at 7:40

Respectfully,

Nancy Hall
Secretary