

West Fork Village HOA  
Meeting Minutes  
January 24th, 2019

Owners in attendance:

Travis Ryan- onsite manager  
Paulene Anderson  
Anthony Sandoval  
Mike Montoya  
Zulema Ryan  
Rosann Holman- voting member  
Margaret Wall  
Ray Patch-president, by phone  
Paula Harding-voting member, by phone  
Nancy Hall-secretary  
Anita McAllister-treasurer

Start time: 6:05 pm

- 1) Roll was taken
- 2) Meeting Minutes for November 29th, 2018 meeting were reviewed, Rosann motioned, Paula seconded, and passed.
- 3) The Board took open discussion with owners. We heard some excessive noise complaints.
- 4) Old and New business:
  - The Board chose the shingle type and color for the roof replacement.
  - The Board decided to pay Newell Bros. to trim some of the cottonwood's along the west, agreeing with the stipulations of the property owner, west of them. Rosann motioned, Nancy seconded.
  - The Board discussed repairing the wood awnings on buildings 6-15. Then decided to move forward with repair at this time.
  - The Board discussed the assistant managers pay during snow removal and are not changing anything at this time.
  - The Board needs a committee to approve pets. Rosann, Nancy, Anita, and Anthony volunteered.
  - The Board decided to have the lawyer give a quote for a review of the covenants.
  - The Board discussed and voted to revise the policy for bbq grills and propane tanks, as to where they can be stored. Ray motioned, Rosann seconded, passed.
  - The Board made the decision to hire Grandpa's Doggy service to pick up pet waste.
  - The garage owners voted and passed to merge with WFV HOA. The Board voted to make that happen. Ray motioned, Rosann seconded, passed.
  - The Board discussed the buyback deductible insurance option and decided it would be right to leave it up to the owners.
  - The Board decided to table the issue with the front door access to the clubhouse until the next meeting.
  - The Board also decided to table any decision about purchasing parcel boxes for residents.
  - The Board decided to open 2 new bank accounts for the incoming insurance proceeds and owners assessments for the hail damage. It was voted on and passed to have one at Advantage Bank and one at Canvas credit union. The signers for the 2 account's will be Travis Ryan and Anita McAllister.

- The Board had a short discussion about the Ash trees and what should be done with them. No decision at this time.

4) Reports:

- The Board reviewed the accounts payable reports for November and December 2018.
- The Board reviewed the profit and loss actual vs. budget and balance report for November and December 2018.

5) Executive Session:

- The Board reviewed the unpaid charge summary.
- The Board reviewed Travis Ryan's at will employment and PTO document and Ray will sign.

6) Hearings:

- The hearing for the owners of unit 1505 did not show, will move forward with \$100 fine.

7) Votes by email:

- The Board voted to waive unit 1407's late fee.

Meeting adjourned 8:12

Respectfully,

Nancy Hall  
Secretary