

West Fork Village Homeowners Association
September 26, 2019
Meeting Minutes

General Meeting

Owners in Attendance:

Travis Ryan, Onsite Manager
Raymond Patch, President
Michael Montoya, Vice-President
Carrie Huenuik, Treasurer
Dottie DeMark, Secretary
Nancy Hall, Voting Member
Jan Massey
Amalia Johnson
Linda Barber
Pauline Anderson
Anthony Sandoval

Meeting start time 6:03pm

- 1) Roll was called
- 2) Meeting minutes from August 22, 2019 were reviewed and an error was corrected in Section 4e to the date of the November budget committee meeting from the 21st to the 12th. Ray moved that the **August 22, 2019 minutes be approved with the aforementioned change**, Carrie seconded and the **motion passed**.
- 3) Open Discussion
 - a. Pauline raised the issue of excessive noise from the upstairs renter above her. Travis provided copies of Board Resolution #13 titled Dispute Resolution Policy and Procedures which outlines what can be done if resident/owner disputes cannot be resolved by the Board. Two owners asked that the HOA put something in writing addressing noise issues created by upstairs residents. Ray agreed that a Board Resolution pertaining to this issue will be presented at the next annual meeting for a membership vote.
 - b. Ray agreed that Travis could give Jan a copy of the attorney letter explaining the merger.
 - c. A discussion was held regarding prairie dogs in the field to the east of the complex crossing the boundary into the complex property. Travis will pursue.
 - d. An owner advised Travis that the residents in Unit 311 have a dog that may not be registered with the Association.
- 4) Old and New Business
 - a. Change of Bank. Travis discussed his updated spreadsheet on potential banks where the HOA could move their bank accounts and recommended either First Farm or Bank of Colorado. Carrie moved that **all accounts currently held at Chase Bank be cancelled and the money moved to Bank of Colorado**; Ray seconded and the **motion passed**.

- b. Landscape and Snow Removal. Travis provided estimates from three companies for Landscaping and Snow Removal. Discussion followed concerning dissatisfaction with FLM, the current landscape company, and the issue of crab grass, dandelions, and weeds. Travis will invite the manager of FLM to the next Board meeting so we can explain the owners' concerns and let him know what we expect from them. Ray mentioned that he has advised Travis that any contracts the HOA enters into involving money should be reviewed by the attorney prior to signing. The snow contract was discussed. A motion was made by Ray that we **hire FLM to do snow removal for 2019-2020**; Nancy seconded and the **motion passed**. Travis will send the contract to the attorney for review.
- c. Building Painting Quote. Discussion was held regarding the contract and estimate for painting received from Elite Painting & Contracting, the quality of their service over the past 2 years, and lunch trash being left behind. A motion was made by Dottie that we **enter into the contract presented by Elite Painting & Contracting**; Nancy seconded and the motion **passed**.
- d. Painting Parking Lines. This item was postponed until later in the meeting to allow members to meet in Executive Session with representatives from Liberty Exteriors and C3 Group.
- e. Report on Hail Insurance Claim. Travis discussed the handout on the status of payments made and charged to date.

The Board adjourned to go into Executive Session, Part 1 at 6:50 pm and returned at 7:42 pm.

- f. Painting Parking Lines. The contract with K3 Industries for striping services will not be signed at this time. Chris will paint the parking space lines and curbs, and the Board will consider hiring K3 to paint handicap lines next year.
- g. Merger of HOAs of Condos and Detached Garages. Travis advised 31 additional votes are needed for approval of the vote to reduce the voting requirements from 100% to 67% for the merger. The Board members for the garage owners HOA were announced. It was confirmed that the merger of the two HOA's would have no financial effect on the homeowner dues.
- h. New Treasurer Signature Authorization. Ray made a motion that **Carrie Huenuik be authorized to be a signatory on the bank accounts of West Fork Village Homeowners Association held at BOA, BBVA, and AXOS**, Dottie seconded, and the motion **passed**.

5) Reports.

- a. The Board reviewed the Accounts Payable Report for August 2019.
- b. The Board reviewed the Profit and Loss vs. Budget and Balance sheet for July 2019.
- c. Budget Committee meetings will be held at 6:00 pm on October 15 and November 12 at the clubhouse

The Board then adjourned and went into Executive Session, Part 2 at 7:54 and returned to the General Meeting at 8:03 pm.

A **motion for adjournment** was made by Ray, seconded by Mike, and the motion passed. The meeting was adjourned at 8:03 pm.

Respectfully submitted,
Dottie DeMark
Secretary