

West Fork Village Board
Annual Meeting
Thursday September 17, 2009

Kyle Pope called the executive board meeting to order at 6:50 p.m. Those in attendance and constituting a quorum were:

Present: Kyle Pope, President
 Wayne Leighton, Vice-President
 Ken Eberly, Treasurer
 Anita McAllister, Secretary
 Rosann Holman, Voting Board Member

Others Present: Dean and Judy Bodwell, On-site managers

The following were subjects of discussion:

1. Parking Spaces on the southeast side of Building 8:

The board discussed options including getting an estimate from the DCS Concrete to move the spaces 3-4 feet east and move the line over to the south. Other solutions: Putting hash marks to the north of the left spot and placing “Compact-Only” signs for both spots.

Motion by Kyle:

Move to purchase one compact sign; get a concrete estimate as discussed.
Seconded and Carried without dissent

2. Future budget procedures:

Prior to November meeting, Judy & Dean will organize expenses so a more accurate budget can be put together for next calendar year. The board will be actively involved in developing the 2010 budget.

3. Update on past due home owners fees:

To date \$16,710.69 remain unpaid.

Motion by Kyle:

Move to remove all liens and send to collections
Seconded and carried without dissent

4. Snow removal proposal and access to control sprinkler system:

Alpine Gardens submitted a proposal for this winter. Things are working fine and Dean didn't solicit any other bids. Discussion about Dean getting key to sprinkler controls. This has been available in the past.

Motion by Kyle:

Move to approve snow removal bid and for requesting sprinkler control key
Seconded and carried without dissent

5. *Bedroom in Garage:*

A concern has been noted regarding one of the rented units that has converted the garage to a bedroom. Multiple concerns were brought up including carbon monoxide from other garages, insurance issue, unsafe during the winter months and possible city zoning violations as well as covenant violations.

Motion by Ken:

Move to prepare and send letter to owner and tenants to require the bed and furniture be removed from the garage. Seconded and carried without dissent

6. *Securitech:*

To date, Securitech has not provided card reader and cards for fingerprint system that we paid for, which was \$739. This is for the owners and other residents that aren't able to get into the clubhouse with their fingerprints.

Motion by Kyle:

Move to send certified letter to his P.O. Box. Second and carried without dissent

The meeting was adjourned at 9:00 pm