

**West Fork Village Board
Annual Meeting
Thursday, July 16, 2009**

Kyle Pope called the executive board meeting to order at 7:50 p.m. Those in attendance and constituting a quorum were:

Present: Ken Eberly, Treasurer (Continuing)
Kyle Pope, President (Continuing)
Anita McAllister, Secretary (Continuing)
Rosann Holman, Voting Board Member (Newly Elected)

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

Absent: Wayne Leighton, Vice-President (Newly Elected)

The following were subjects of discussion:

1. *Adult supervision at the hot tubs:*

Within two weeks of swimming pool being open, one of the hot tubs was shut down because unsupervised kids damaged it. It was drained and refilled and now working. It was noted that kids age eight and under were in the tubs without adults accompanying them.

It was the consensus of the board that the minimum age without adult supervision in the hot tubs should be 14. Dean requested authority given by board to escort (remove) children under 14 from the pool area, who are not under adult supervision. In addition, warnings will be issued to parents when damage is found and a fine to be assessed.

For the dry sauna, the minimum age for use will be 16.

2. *Hot Tub vandalism:*

There have been some recent incidents of after hours trespassing in the hot tub area and damage occurred as a result of this. Dean and Judy met with the Greeley Police. No further incidents occurred after this meeting.

Ken mentioned that Sam's Club has some inexpensive camera systems to monitor the clubhouse. Some additional ideas were discussed.

3. *Number of fingerprints allowed per unit:*

This subject was discussed, but no clear decision or vote by the board was made.

4. *Update on Assistant Manager*

Donovan has complete the CPO (Certified Pool Operator) classes in Denver and is working out fine.

5. *Dillon Reed Unit #1412 was invited to the meeting to discuss his grievance regarding DirecTV pricing available for WFV homeowners through Cardinal Broadband vs. direct:*

It was suggested that this homeowner call Cardinal Broadband representative John Bartlett to ask about this situation.

Motion by Kyle

Move to work on this situation in the next 60 days and provide an answer for him by the next board meeting, 9/17/09.

Seconded and carried without dissent.

6. *Ratio of renters to resident owners:*

Anita and Judy had a separate meeting earlier in the week to discuss this situation and the concern that the high number of renters may affect the capability of new purchasers to get financing if the ratio goes too high.

It was suggested that we consult with an attorney who specializes in representing Homeowners Associations (Paul Farrer) for the purpose of checking our bylaws and covenants as they relate to this issue.

Other issues to consult with an attorney on: Is there a way to limit the number of people in the clubhouse system per unit? Can a monthly fee be assessed to cover multiples – offsite owner and renter? What legal protection do board members and HOA management have?

7. *Update on past due home owners fees:*

To date \$19,300 remain unpaid. A lien was filed on unit #409, which currently owes \$4,930 + late fees. Judy and Dean are planning to talk to the attorney to see about removing the lien and placing it with collections.

8. *New system for payment on clubhouse parties:*

Judy requested discussion and a possible alternative to the current honor system being used for payment of clubhouse parties. This would be implemented at the beginning of 2010.

We discussed a possible flat fee for all reserved parties. A decision was not made as to the amount to charge; further discussion will continue at September meeting.

9. *Door on Unit #1412, not in compliance with the approved doors for West Fork Village.*

Rosann and Kyle agreed to visit with owner of this unit to look at door and report on their findings.

The meeting was adjourned at 9:00 pm