

**West Fork Village Executive Board Meeting  
October 13, 2011  
Agenda / Minutes**

1. Adam called the meeting to order at approx. 6:40 p.m.

**Board Members present:**

Adam Lawrence - President - Unit 605  
Rosann Holman - Vice President - 711  
Anita McAllister - Treasurer - Unit 610  
Herb Davidson - Secretary - Unit 1502  
Dean Bodwell - Voting Member - 1403

**Others present:**

Travis Ryan - W.F.V. Manager - Unit 1602

2. **Old Business**

- A. **Parking Violation**

Travis reported on the present status of a parking violation given since the last meeting. No action by the Board was required.

- B. **Owners - Renters**

Travis pointed out problems of having to deal with Owners renters, as well as the Owners themselves. The question was raised and discussed as to rather we should be dealing with the Renter at all. It was decided by the Board that, other than dealing with certain violations i.e. Parking Violations, Travis should direct his communication to the Owner of the Unit.

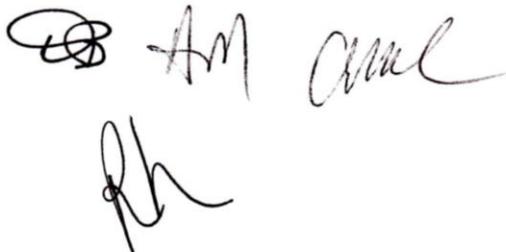
- C. **Problems and Solutions: Dean Bodwell**

Dean volunteered to address a variety of problems, with solutions, in a letter to the Owners. Adam suggested that Dean draft his letter and present the letter to the Board for further discussion at the Boards next meeting.

Dean suggested and Adam so moved, that as of January 1, 2012, no new dogs will be accepted in West Fork Village without first being approved by the O.A. Board of Directors. Herb seconded the motion, with the majority of the Board voting in favor thereof.

- D. **Minutes of September 15, 2011 West Fork Village Meeting**

The Minutes of the September 15th Meeting were approved as presented.



**E. Balcony repairs & patio sealing**

Travis reported that Partners Roofing has postponed further work on this problem. Travis said that he has contacted several "Handyman" people to look at doing the work. He said he has had some response, but so far, no estimates. He will keep the Board informed.

**F. Unit #307 water leak damage (update)**

Travis reported that he is working with Owner Betty Carlo on this problem, and hopes for a solution as early as Monday.

**G. Garage Rent Increase**

Travis informed the Board that the letters to the garage Renters and garage Lessee's have been mailed. Travis went on to say that there has been one cancellation by a garage Renter.

**H. PFC - #409**

Travis informed the Board that PFC has no problem with us attempting to collect dues owed the O.A. by contacting the other Owners of Unit #409.

**I. Hanging Objects on the exterior of Units**

Dean will address this subject in his letter draft, and Rosann will address this subject in her West Fork Village Newsletter.

**J. Clubhouse Access Privileges**

Travis requested permission to make exceptions to the "Proof of Lease or Ownership" rule for Clubhouse access. After Board discussion, it was decided by the Board that if a letter from the Owner was received acknowledging that a particular person resides in their Unit with their permission, that particular person could be allowed access to the Clubhouse.

**2. New Business**

**A. Clubhouse**

Adam presented ideas relative to Clubhouse use. Much discussion ensued on this topic, resulting in Dean making a motion that no more parties be allowed in the Clubhouse, and Adam seconding the motion. The motion was amended to include "without a Variance being granted by the Board". The motion passed with a majority vote, with Rosann voting against said motion.

Other subjects were addressed and discussed with no motions being made on their behalf. Those subjects meriting further consideration will be on next meetings Agenda.

**3. Adjournment**

Adam adjourned the meeting at 9:30 p.m.

**Next Meeting will be on November 10, 2011**

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