

**West Fork Village Executive Board Meeting
January 19, 2012
Minutes**

1. Adam called the meeting to order at 7:15 p.m.

Board Members present:

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

Others present:

Travis Ryan - W.F.V. Manager - Unit 1602
Jan Massey - Unit 1504
David & Pat Robinson - Unit 701
Dylan & Sarah Reed - Unit 1412
Kathy Rasmussen - Unit 1201

2. Unfinished Business

A. Non-conforming Storm Doors

Kathy expressed her frustration with the Associations Rules and Regulations, asking why the important ones couldn't be put on one page and handed out at orientation. Adam informed her that there are no rules more important than others. He told her that all rules are of equal importance, and that at the orientation people are required to sign a form attesting to having read, and agree to abide by, all rules and regulations.

Adam confirmed that all guests present are here to discuss their storm doors. Dylan passed out copies of an extraction from, according to him, the Colorado Real Estate Statute. He had highlighted what it boils down to: Violations of building restrictions must be enforced within one year of the violation. The Associations attorney made note of this same requirement in her response to various items of interest and concern expressed by the Board. Various reasons were given by the guests, as to why they installed the storm doors in question. They were told that the quality of their door was not the issue, but the color is. Kathy stated that her husband researched the color and has purchased what he believes is the right color, with the intentions of painting their storm door to conform with the required color. Kathy said she & her husband will be happy to share the paint specifications with anyone that would like them. Jan asked the Board what they want her to do. Adam asked the guests to please go to the lobby and give the Board a few minutes to discuss the issue amongst themselves.

The Board discussed its options. Herb emphasized that the Associations attorney has stated that we are indefensible as relates to these four doors, and that he will settle for them painting their doors the right color. Dean requested that the record show that the only thing he will settle for is the replacement of the four doors to conform to the standard. Rosann stated that the most important item to her, is the quality of the door, not the color. Adam said that he agrees that the

Board is not in a good position legally, in that these four doors were installed more than one year ago, and that past Boards should have dealt with this issue when the doors were installed. Adam proposed that the Board consider a compromise, and request that the doors be painted to comply with the Sandstone color, which is the standard. The majority of the Board agreed that it did not appear they would be able to get any more cooperation than repainting.

The guests were invited back into the meeting. Adam told the guests that the Board is upset with past Boards for not better protecting their fellow Owners, by enforcing the Covenants sufficiently, therefore he is presenting a compromise for their consideration. That compromise is that the doors will be repainted, to comply, by May 15, 2012. Adam said the Association will purchase the paint, and it will be available to them at the Clubhouse, free of charge. Jan Massey informed the Board as to what she has for a storm door, how much she paid for it, and that she is not going to remove it, or paint it. Adam asked Travis to give everyone the phone number of the Associations attorney, so Travis gave them the attorney's business card. Adam asked Travis to contact the attorney tomorrow and inform her what has transpired. Adam thanked the guests for coming, and being willing to address this issue.

B. Minutes for December 13, 2011

Dean requested clarification on Section 3, paragraph B. He wanted to know who would be getting the \$100 per hour that would be charged. The answer was that the Association would get the money if the work was performed on the Associations time. If the Manager agreed to do work for an Owner on his/her own time, then the Manager would get the money. With that, Adam moved to approve the Minutes as submitted, Rosann seconded the motion and everyone voted in favor.

C. Fingerprint Access Problems

Travis told the Board that cold weather appears to be creating a problem for some people accessing the Clubhouse, using the fingerprint identification system. Travis said he has had to issue four keys to individuals experiencing this problem. Travis went on to tell the Board that a new Owner is disabled and has inquired as to the possibility of using the keypad instead. This person told Travis that he is not adverse to using a key, thus using the back door, but is just asking if the keypad might be an alternative. After much discussion, the Board is choosing to allow the Caregiver of this individual to be fingerprinted for the system, and give the individual a key to the back door. No further formal action was taken.

D. Response to Board Inquiries by Attorney Chrys Hinze

Herb asked if we have a formal "Notice of Violation" form. Travis said we do not. Travis said that each violation is addressed on an individual basis with a letter. Anita suggested that a standard form be adopted, to keep Travis from having to start from square one with each violation. Travis felt that the idea was workable, and a good idea.

Herb said that the attorneys subject of "Dispute Resolution Procedure" is of concern to him. He asked if such a document exists'. Travis said no. After discussion as to where such a document might be procured, Rosann asked Herb if he would draft one for the Board. Herb said he would consider it.

Herb asked if the Association is registered with the Colorado Department of Real Estate. Travis said we are not, but that he will research the subject to find out how we can be.

It was decided by the majority of the Board to table the balance of the attorneys response for a future meeting.

E. Budget: Overview and Approvals for 2012

The Board was asked if this item could be tabled until the next meeting, and it was decided that it could be.

F. Upcoming Pool Season

Travis was asked if this item could be tabled until the next meeting. Travis said it could be, thus it was so decided.

3. Additional Information Needed To Be Discussed

A. Two C.D.'s at Advantage Bank

This item was addressed with Bruce's report in the General Meeting, but was discussed at greater length in this meeting. It was decided that Travis would investigate further as to what procedure we need to take to get past Board Members names off the C.D.'s, and get new Board Members names on. Herb stated that he would prefer that the C.D.'s be rolled over for one year instead of two years. No formal action was taken on this issue.

B. Discuss Use Restrictions 15.12.1

Travis asked if the Board needs to visit with the Owner of Unit 602 prior to him leasing his Unit. Herb said that he would like for the Owner to visit with the Board, and bring a copy of his Lease Agreement. It was decided that the Owner and his proposed tenant should be invited to visit with the Board. It was decided that the Board will adapt to the Owners schedule to facilitate the meeting. No further action was taken on this matter.

4. Adjournment

Anita moved to adjourn the meeting at 9:47 p.m. and Rosann seconded the motion, with everyone voting in favor.

**Upcoming Meeting:
February 9, 2011**

Herb Davidson, Sect
Anita Allert, Treas.
Alan Lewis, Pres.
Don B. Smith, Voting Member