

**West Fork Village Board  
Special Meeting  
Monday, June 1, 2009**

***Treasurer Ken Eberly called the special meeting to order at 6:30 p.m. Those in attendance and constituting a quorum were:***

***Present:*** Ken Eberly, Treasurer  
Kyle Pope, Vice President  
Anita McAllister, Secretary

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

***Absent:*** Jessica Anderson, President  
Rick Budensiek, Board Member

The main purpose of the meeting was to discuss duties and hourly pay for Donovan Hockett, who has applied as the assistant on-site manager. Regular duties will include opening and closing the pool and hot tubs daily. For any maintenance or repairs performed, Donovan will keep track of his hours and be paid as an employee.

***Motion by Ken:***

Move to approve an hourly rate of \$12.00.

Seconded and carried without dissent.

***Other Subjects that were addressed at this meeting:***

Discussion on the water issue in building #10: The board concluded that the problem is the responsibility of the two involved resident owners and that a letter would be drafted and sent to Mike Montoya stating our position. The letter would be available for all board members to read and sign on Tuesday, June 02, 2009.

***Motion by Kyle:***

Move to approve the above decision and action.

Seconded and carried without dissent.

***Deck Renovations:***

Dean reported on the final total for the deck renovations completed by Woodmont Builders. Discussion on which account the bill for \$38,000 should be paid from. Three patio decks were not done due to residents' non-responsiveness: 105, 1005, 1306

***Motion by Ken:***

Move to pay Woodmont Builders from the General Account.

Seconded and carried without dissent.

***Concrete Curb Repairs:***

DCS (Donny's Concrete Service) has submitted a bid of \$2,550 to repair all concrete curbs in the complex that are currently in disrepair.

***Motion by Kyle:***

Move to accept the above bid for concrete curb repairs.

Seconded and carried without dissent.

***Painting:***

Travis proposed the following additional painting work throughout the complex

- Storage garages - Power wash and Repaint \$891
- Pool Bench and Beams on clubhouse \$1,100
- Decks on 2-bedroom units of each building \$1,980

***Motion by Kyle:***

Move to accept the above proposals for painting.

Seconded and carried without dissent.

***Regular meeting times – Public and Board:***

Discussion on the procedure for division and adjournment of regularly scheduled meetings. In order to separate the public portion of the meetings, times will be designated for the public portion to be from 6:30pm - 7:15pm with allowances to be made when needed. The public meeting will be adjourned, with non-board members exiting the conference room. The board meeting will be called to order immediately after and adjourned at the appropriate time to allow for all issues to be discussed and voted on.

***Motion by Anita:***

Move to designate the above times for regularly scheduled meetings.

Seconded and carried without dissent.

***Garage #47:***

Back rent of \$1,280 on this garage unit is not collectable. The renters are in the process of moving out. Discussion of the possibility of retaining and selling the contents in an upcoming complex garage sale to recoup some of the back rent. It was concluded that there was nothing of value and therefore, the balance would be written off. Judy indicated she would consult with the CPA as to the procedure for this.

***Motion by Anita:***

Move to write off the back rent

Seconded and carried without dissent

***The meeting was adjourned at 7:30pm***