

WestFork Village Owners Association Board Meeting

January 18, 2007

Meeting Minutes

Start Time: p.m.

I. **Roll**

Board Members	Unit #	Residents/Tenants/Guests	Unit #
Wayne Leighton	#1408	Dean & Judy Bodwell	#1403
Donovan Hocket	#1512	Cathy Bunting	#702
Ken Eberly	#509	Betty Chavez (& daughter)	#601
Howard Wakkinen	Manager	Michael Montoya	#1002
		Rusty & Kendra Keller	#1302
		Steve & Toni Hooten	#1205
		Leonard & Alane Allen	#1311

II. **Old Business**

- 4th Quarter Financials – Bruce Lichtenberger
 - The financials will be posted to the WF website.
 - 4th quarter financials reportedly looked fine
- Garage Update - Ken Eberly
 - There are about 12 garages sold/under contract
- Vent Repairs (in Yellowstones) - \$55-\$65/unit if done by private company
 - WF Board approved Dean and Howard to buy 6-inch elbows to divert the air in the furnace rooms for each of the remaining Yellowstone units so that the air does not run directly onto the water pipes
 - For clarity, everything is up to the building code – The WF Board is simply taking a preventative measure
- Courtesy Computer
 - WF Board decided that the desk area where the courtesy computer rested will now be open as a laptop usage area
 - Anyone with a wireless card in their laptops should be able to receive wireless service while in the clubhouse (linksys router is in the clubhouse, thus a linksys wireless card would be recommended)

III. **New Business**

- Snow in vents (several units have some damage) – All Phase Restoration
 - Approximately 12 WF residents reported some sort of leak from snow/ice blowing into the vents on the roofs

- Lawn & Landscape Bids
 - WF Board will take 3-5 bids for the up and coming season in order to strive for receiving the best deal and service

- Snow removal – Current bills and observations
 - Invoices are being reviewed
 - Multiple WF residents expressed dissatisfaction for snow removal services
 - Alpine and Howard have been in regular contact
 - This year has been extremely different than previous years as far as the amount of snow that has fallen
 - Most snow removal companies are prepared to take care of normal amounts of snow – HOA dues provide normal snow removal

Adjournment Time: 8:02 p.m.
**Next Board Meeting: March 15 (Thursday) at 6:30 p.m.