

West Fork Village Executive Board Meeting
September 15, 2011
Agenda / Minutes

1. Adam called the meeting to order at approx. 7:15 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
Cathy Bunting - Resident - Unit 702
Donald J. Emmons - Resident - 212
Staci Ullmann - Resident - 212

2. Order of Business

A. Cathy Bunting: Baby Gates

Cathy stated, and displayed evidence, that she is partially disabled. She said that this limits the amount of walking that she can do, when it comes to walking her two dogs so they can take care of their chores. Therefore, she would like to put her baby gates back up to contain her dogs on her patio.

The Board discussed this issue, and keeping with the Covenants, chose not to approve Cathy's request. The Board came up with four options for Cathy to consider. Those options were: 1. Cathy might find or hire someone to walk her dog's for her. 2. She might purchase an electronic fence that would contain the dogs. 3. Cathy could use longer leash lines for the dogs while they are outside alone. 4. Cathy might consider giving the dogs to someone else that could take care of them. Cathy thought she would look into the electronic fence, and Dean Bodwell told her that he would help her with it, in that he has installed them previously. Cathy agreed to have the problem rectified within a month.

B. Donald J. Emmons: Pet Violation

Donald told the Board that on no occasion had he not picked up after his dog, and that he always had his dog on a leash while outside his Unit. The Board informed him that the names of the individuals that had witnessed the purported violations could not be divulged, for fear that they might refuse to report future violations, but there are in fact witnesses to these violations.

After much discussion, Adam asked Donald what he was hoping the Board would agree to do for him. Donald said that he felt the fine was too high. Donald said that \$100.00 is a lot of money to him, and that he would like to see it lowered to \$50.00. Adam agreed to lower the fine to \$50.00, with the understanding this will not happen again. Donald said he would have the check delivered tomorrow.

C. Roy Hekowczyk: Purchase Garage #55

Roy was not in attendance, so this Agenda item was dismissed.

D. Snow Removal and Summer Landscapes Estimates

Travis presented data from Alpine Gardens and Creation Landscapes. No other companies chose to submit a bid. Alpine desires to have a one year contract, and is offering a 5% break per invoice if we agree. Travis said he will try to get more than a 5% break from them. It was agreed to go with Alpine Gardens.

E. H.O.A. collection account / settlement

Travis presented the Board with the Unit #409 past due account data. He said that PFC would allow us to make a settlement on this account if we so choose. PFC's attorney told Travis that we wouldn't be able to win in court against the tenant unless we could prove that he signed an Agreement to pay the H.O.A. dues every month.

It was suggested that Travis call PFC and suggest they look at the possibility of collecting the past due amount from the other two people listed on the deed for Unit #409. Travis said he would do this and report back.

F. Garages: Price Increase

Dean said that after further thought, he is of the opinion that all rented garages should be charged the same amount, with no special breaks for renting more than one garage. The Board discussed this and decided that this would be the case beginning December First (1st). Rosann said she will draft a letter to be sent to all existing garage renters, that will inform them of our new rates and the effective date.

G. Front Point Security cameras

Anita reported on what she found out about the type and cost of camera surveillance equipment from Front Point Security. The subject was discussed and left to further thought and consideration by the Board.

H. Hanging Things: Ext. of Building

This item was tabled for future discussion.

I. Pool Rules: Guests, Costs, Security Check In, Etc.

This item was tabled for future discussion.

J. Pet Permission Request Forms

Rosann distributed Pet Permission Request Forms that were incomplete, to the Board members to individually contact for resolution.

K. Approve Minutes: Last two meetings

The Minutes of the last two Board Only meetings (August 18th and August 25th) were approved as submitted.

L. Lease and Proof of Owner: Finger Print Access

This item was tabled for future discussion.

M. Raise for Travis

Travis requested a \$550.00 per month increase in pay, effective August 20th. After Board discussion Adam moved to approve the requested raise and Dean 2nd'd the motion. The Board voted in favor of the motion.

N. Kate Guden: Letter of response from pressure at #309

This item was tabled for future discussion.

O. Website: rentals and for sale charges \$5 to \$10

This item was briefly discussed after an explanation from Travis of what was being proposed, and tabled for further discussion at a later date.

3. Adjournment

Adam adjourned the meeting at 10:00 p.m.

Next Meeting will be on October 13, 2011