

**West Fork Village
HOA Meeting Minutes
August 1, 2016**

Board Members Present:

Jamison Walsh-President
Rosann Holman - Vice President
Anita McAllister - Treasurer
Jan Massey - Secretary
George Hekowczyk - Voting Member
Mike Burgess – Voting Member

Travis Ryan - On-site Manager

Vote on Board Member Positions:

President: Lance Lambert (pending his acceptance because he wasn't at the meeting)
Vice President: George Hekowczyk
Treasurer: Anita McAllister
Secretary: Jan Massey
Voting Member: Jamison Walsh (Mentor to incoming President and Vice President)
Voting Member: Rosann Holman
Voting Member: Mike Burgess

Following are some of the major duties of the president: sign closing papers for the sale of any of the garages, signing contracts with vendors and Travis' annual review.

Jamison has been working on some continuity binders and would like to continue to get those hashed out. The continuity binders are a bunch of information and historical information to be passed on to future Board members.

Board Member Orientation Folder-Mike Burgess: Mike already had the folders from Sandi. This was actually done before the meeting started.

Annual Meeting-Pet Weight & Final Tally: (This needed to be resolved before the executive session in order to come to a vote in the executive session)

There were 26 yes votes to maintain a pet weight limit per animal. There were 13 votes for a no weight limit per pet. There were 16 votes for a limit of 25 pounds, 8 votes for a limit of 50 pounds and 15 votes for a limit of 100 pounds.

A motion was made and seconded to set the adult dog weight limit at 50 pounds per dog. The motion was passed with a vote of 5 to 1. George Hekowczyk was adamantly opposed to the increase of the dog weight to 50 pounds.

Jamison and George feel that the existing Pet Rules are a shambles and the Pet rules need to be revisited and re-worked with more specific enforcement processes. Also, the number of two (2) pets per units was also questioned.

Executive Session – Pet Appeal: Jamison will compose a letter for the pet appeal. This issue is now a non-issue due to the increase in the pet weight limit.

Tree and Bush remove and replace estimate: We have \$6,000 in the budget for trees and bushes, However the budget went over by \$9,000 for snow removal, there is no longer any money in the budget for the tree and bush removal and replacement. We won't know until the end of the year if there will be monies recouped from the remaining snow removal and landscape and landscape maintenance budget for the remainder of the year. At Jamison's suggestion the Board agreed to wait and use any surplus monies from this year and apply those funds to the trees and bushes for next year. This is mostly cosmetic. Cesar has been removing deadfall as he is able.

Ice Damming Estimates: There were only two units that had a problem this past winter. It was proposed that instead of paying for all units to be repaired, that we have only the two units that had a problem last winter be repaired and see how this works for this coming winter. Travis was asked to get prices on per unit repairs and check guarantees and warranties before any kind of decision is made.

There are 8 decks scheduled to be worked on yet this summer. Work has not yet started.

Jamison: Would like the Board to come up with a list of goals for the year. For example, things that we want to accomplish. For example: pet guideline revision, digitizing the Covenants (CC&R). His vision would be for each of the seven board members to own a goal for the year.

Next board meetings: Thursday, August 18, 2016 at 6:30PM; Saturday, September 17, 2016 at 10:00 AM; Thursday, October 20, 2016 at 6:30 PM.

Meeting adjourned at 5:36 PM.

Respectfully submitted,
Jan Massey, Secretary