

August 24, 2005 (Wednesday)

Committee Meetings

WestFork Village Committee Meetings

Landlord Committee (7 p.m.) (1)

January 1 – December 31, 2004 Tax Return Review

Present:
Board

Present:

Vikki Dinkel

Chris Dinkel
Wayne Leighton

Chris Dinkel (Board Member)

Ken Eberly

Chuck Rehmer (Outgoing President)

Howard Wakkinen

Wayne Leighton (Board Member)

Chuck Rehmer #101

Ken Eberly (Board Member)

Vikki Dinkel #121

Bruce Lichtenberger (Accountant)

Mike Gantz (#310, #1101)

Howard Wakkinen (On-site Manager)

Lisa Shewmon

Not Present:

Rosanna Holman

Guest Suite income from last year (\$6000)

Party income from last year (\$1750)

Items Discussed:

Board could focus on generating revenues from guest suites (advertising, marketing, networking, etc...)

Official copy of tax return will go into a permanent records file

Chuck Rehmer signed the Tax Return

Chuck Rehmer motioned that PNLs be figured out quarterly and monthly forms be generated (could email statements by the 10th of every 3rd month from using PROMAS) – No objections noted

**Do 6 months statement for this year (July statement)

*Also need to build a 5, 10, 20 year budget (seal coating in 5 years, painting in 7-10 years, shingles, clubhouse refinishing, etc...)

4) Use Bulletin Board in mail room
-Respect your neighbors

Repetition among each of the four mediums of communication

Board is in charge of fines and letting people know of issues

Landlords have clubhouse privileges and so do tenants; Issue → Landlords get double usage of clubhouse as they use clubhouse along with their tenants (this is their right)

Renters may need to have restrictions in the future regarding pets

(* or ** are considered action items.)

Committee Meetings:

1) Landlord Committee (7 p.m.)

Present:

Board

Chris Dinkel	
Wayne Leighton	
Ken Eberly	keneberly@coldwellbanker.com
Howard Wakkinen	onsitemanager@westforkvillage.org
Chuck Rehmer #101	crehmer@thegroupinc.org
Vikki Dinkel #1211	vdinkel@arraybiopharma.com
Mike Gantz (#310, #1101)	homebroker@frii.com
Lisa Shewmon	mlshewmon@comcast.net

Not Present:

Rosann Holman

Items Discussed:

****Mailing list of all Off-site Landlords to increase communication**

Issue that tenants have is usually with noise

It's a condo complex, must make friends and get to know neighbors

Communication is key (Use the existing tools);

- 1) Can build an email list of landlords to send notices
- 2) WestFork Village.org site (Need to keep updated)
- 3) Newsletter (Goal should be to send this out quarterly – will repeat newsletter items every 4th or 5th newsletter)
 - Reminder (speed limit)
 - Respect your neighbors
- 4) Use Bulletin Board in mail room

Repetition among each of the four mediums of communication

Board is in charge of fines and letting people know of issues

Landlords have clubhouse privileges and so do tenants; Issue→ Landlords get double usage of clubhouse as they use clubhouse along with their tenants (this is their right)

Renters may need to have restrictions in the future regarding pets

- *Need to send a thank you in the newsletter for people who have pets
- *Reminder to people with pets to register them at the clubhouse office (with a picture)

A kennel unit is our ultimate liability as pet waste may seep through the common areas into the lower unit...

Unit owners who don't live on-site? Should the pool be used by just people who live out here at WF (No, that's not how it was marketed...) This issue falls into the bundle of rights for owners (Owner rights versus Tenant rights).

Email everyone minutes to begin discussing action items

2) Bylaw Committee (7:30 p.m)

Present

Board

Chris Dinkel

Wayne Leighton

Ken Eberly

keneberly@coldwellbanker.com

Howard Wakkinen

onsitemanager@westforkvillage.org

Chuck Rehmer #101

crehmer@thegroupinc.org

Vikki Dinkel #1211

vdinkel@arraybiopharma.com

Karen Tritch #412

ktritch@psdschools.org

Anita McAllister #610

tumbletrav@earthlink.net

Jessica Andersen #908

andeja@msn.com

Mr. & Mrs. Bodwell #1403

bodysea@aol.com

Items Discussed:

Communication must take place with the committees

Purpose of bylaw committee is to relay information about bylaw issues here at WF (parking, pet waste, etc...)

Drain spouts will be replaced

A/C units sometimes ran into

Howard spoke with Kyle this week and he said that drain spouts will be replaced and any A/C unit damage will also be replaced

*#702 (check foundation for the A/C unit that sits just outside of #702)

**Begin a notebook for complaints for bylaw violations

As a Board and Committee, we need to focus on the biggest problems and

(* or ** are considered action items.)

prioritize

Committees can be the source for people to complain

Karen Tritch spoke on behalf of Rick Hohnstein about the satellite dish that was placed on the outside of the building (should be free standing satellite); it is illegal wiring on the outside of the building

It's opening possible future violations

**Letter needs to be sent to Tenant and Owner from new Board (give them 10 days or it will be removed and they will be assessed removal charges and the repairs to the exterior of the building)

Will get everyone in contact via email about complaints out here at WF

3) Audit Committee

Present:

Board

Chris Dinkel

Wayne Leighton

Ken Eberly

keneberly@coldwellbanker.com

Chuck Rehmer

crehmer@thegroupinc.org

Howard Wakkinen

onsitemanager@westforkvillage.org

Vikki Dinkel

vdinkel@arraybiopharma.com

Karen Tritch #412

ktritch@psdschools.org

Anita McAllister #610

tumbletrav@earthlink.net

Jessica Andersen #908

andeja@msn.com

Mr. & Mrs. Bodwell #1403

bodysea@aol.com

Donovan Hocket #1512

mandingler@msn.com

Not Present:

Wanda Anderson

wanderson@newfrontierbank.com

Items Discussed:

Budget and tax return reviewed

5, 10, 20-year plan briefly discussed – This committee will help plan

Will look at reserves and plans for replacing items/structures here at WF

Will take quarterly PNL statement to receive quarterly reports

Anita McAllister is also an accountant (she may provide a quote)

(* or ** are considered action items.)

Communication among members of the committee discussed

**Publish in newsletter email addresses for all the committee members to all residents (Can also be in a notebook at front desk)

**Need to post the tax return on the website

4) Maintenance Committee

Present:

Board

Chris Dinkel

Wayne Leighton

Ken Eberly keneberly@coldwellbanker.com

Howard Wakkinen onsite manager@westforkvillage.org

Chuck Rehmer crehmer@thegroupinc.org

Vikki Dinkel vdinkel@arraybiopharma.com

Karen Tritch #412 ktritch@psdschools.org

Jessica Andersen #908 andeja@msn.com

Mr. & Mrs. Bodwell #1403 bodysea@aol.com

Donovan Hocket #1512 mandingler@msn.com

Not Present:

Pat Pope

Items Discussed:

Standing water at front of complex

Wayne L. walked the site with supervisor (over watering – should only water 10-20 minutes; weeds growing through the rock; flowers; trees drowning; sprinkler heads; etc...)

We need to get Alpine out here and discuss these issues again

✓ Need a better communication from Alpine

We could ask for more to get more, or we could pay less to get less

We're still several steps above any other project in this area

**We need Alpine contact via email (Kyle Lewis)

May need to pay someone 10-15 hours/week (water management/irrigation, etc.)

**Monthly maintenance schedule posted on website, bulletin board, email, etc.

(* or ** are considered action items.)

Will increase communication

Everyone as owners need to take pride in ownership and help out (leave the campsite better than when you arrived)

Residents could take a trash sack when they go on walks to help with garbage...

5) Technology Committee (8:20)

Present:

Board

Chris Dinkel

Wayne Leighton

Ken Eberly keneberly@coldwellbanker.com

Chuck Rehmer crehmer@thegroupinc.org

Vikki Dinkel vdinkel@arraybiopharma.com

Jessica Andersen #908 andeja@msn.com

Mr. & Mrs. Bodwell #1403 bodysea@aol.com

Howard Wakkinen onsitemanager@westforkvillage.org

Sue Budensiek (#808) esueb@aol.com

Donavan Hocket #1512 mandingler@msn.com

Not Present:

Wanda Anderson wanderson@newfrontierbank.com

Items Discussed:

Cardinal Broadband – As a Board, would like to give them a shot

Phone service seems to have less static

For Internet, stays connected longer

History of technology

Ownership of the project wanted to offer single service billing for TV, Internet, & phone

Ownership would be willing to release the contract if we can get another company to provide the services we have (Comcast and Quest have not shown much interest in our complex)

Cardinal Broadband has shown strong interest and wants to turn the services around

Mulitband

(* or ** are considered action items.)

Digital service has increased fees

****Contact information for each of the vendors and find out exactly what is offered for what fees**

Multiband and ownership never signed a contract for services – We could get them out of the loop

****Cardinal Broadband may be the best chance – Let's get Dan Ryan back out here (Set up a time when he can come out – evening appointments)**
Need to consider that they didn't have technicians

We need to consider the interest of all 180 owners

We have to remember that there will always be complaints about technology

If there is an opportunity to provide choices for different services, that is what we should strive for...

6) Recreation Committee

Present:

Board

Chris Dinkel

Wayne Leighton

Ken Eberly

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Chuck Rehmer

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Vikki Dinkel

vdinkel@arraybiopharma.com

Sue Zenk

sgrammaz@aol.com

Donovan Hocket #1512

mandingler@msn.com

Howard Wakkinen

onsitemanager@westforkvillage.org

Items Discussed:

****Cards (Bridge, Peeknuckle, Texas Hold 'Em, etc...) – Create a flier for the 4 communication mediums**

Potluck every year (or 2 or 3X/year)

2 on 2 volleyball tournament (will give folks the opportunity to meet one another)

(* or ** are considered action items.)

Bronco parties/Monday night football parties

OA may be willing to provide refreshments (could keep some snacks in the kitchens)

Vision for the clubhouse was to get folks to congregate and make WF a true community/village

**Critical Broadband may be the best chance - I let's get Dan Ryan back on

[Meeting done at approximately 9:10 p.m.]

We need to consider the interest of all 180 owners

We have to remember that there will always be complaints about technology

If there is an opportunity to provide choices for different services, that is what we should strive for.

Restoration Committee

Present:

Board:

Chris Dinkel

Wynne Leighton

Ken Eberly

Chuck Rehner

Vicki Dinkel

Sue Xark

Donovan Hockett W1212

Howard Winkler

kenedberry@goldwellbanker.com

crehner@thegroupinc.org

vdinkel@currysdiopharm.com

sgarmon@afad.com

mandingler@man.com

onsionmanager@westforkvillage.org

Items Discussed:

**Cards (Bridge, Peekaback, Texas Hold 'Em, etc...) - Create a list for the 4 communication mediums

Polish every year (or 2 or 3X/year)

2 on 2 softball tournament (will give folks the opportunity to meet one another)

(* or ** are considered action items.)