

THE WESTFORK VILLAGE OWNERS ASSOCIATION

**MEETING MINUTES
MEMBERSHIP MEETING**

July 28, 2005

7:00 p.m.

Conducting: Chuck Rehmer (Current President)

1. Calling of roll and certifying of proxies.
 - No proxies were submitted.
2. Reports and recommendations
 - Delight announced her resignation. Howard proposed to stay. There is one other application. The Board will decide next week.
 - Need more Board involvement in the future (e.g., with fines and covenant enforcement)
 - Not realistic to have the on-site manager(s) do everything
 - Accountant may be able to pre-write the monthly checks and Treasurer sign them
 - Ken Eberly (Treasurer) gave the budget report. We each own 1/180th of the complex – Let's take care of it.
3. Elect inspectors of election.
 - Chalice Springer elected to count the votes.
4. Election of Board of Directors and voting per committee recommendations.
 - a. Introduction and remarks of nominees
 - Nominees were Chris Dinkel, Ken Eberly, & Wayne Leighton.
 - b. Voting
 - All nominees were unanimously voted to be the 2005-2006 Board.
5. New business.

Agenda Items requested in writing:

- a. Quality of Life Surveys – This survey produced a very small response rate with mixed results, which possibly means that the majority of people who live at WestFork are satisfied. Results showed the need for a Technology Committee to be formed.
- b. Alpine Garden update/report on warranty issues – Brown/dead grass will be replaced. Communication is key – When a resident notices

something, it is important to bring it to the attention of the On-Site Manager/Board.

c. Illegal parking – There are no white lines in areas to indicate that there are parking areas provided only for parallel parking. The Board will walk the complex to determine what areas still need lines. The By-Law Committee can help encourage and enforce safe and legal parking at WestFork.

d. Pet waste – This issue has reportedly gotten better. However, it is an issue that needs continual attention, and habitual offenders will need to continue to be fined. Jan Massey provided “pet owner etiquette” handouts.

e. Dirty trash sheds – The Board will tackle this issue with either having a day laborer come out. It has been reported that dumping of illegal products has taken place. Toxic/hazardous waste reminders will be put into the Newsletter.

f. Trash on property – Discussion about being a good neighbor and “leaving the campsite better than when a person arrives.” Pride in ownership

g. Management duties – On-site Manager is available to manage the Association and to be a resource, and not to fix every issue for individual owners. Individual owners are responsible for their accounts with respective vendors. If there is a problem with a vendor, then a resident is encouraged to submit a written complaint (and turn it in the HOA dues slot) for the Board to review.

h. Sound proofing – Is this possible? Most people acknowledge that when living in a condominium complex, you will hear your neighbors. Again, it is important to know and remember that residents will hear one another. Thus, be respectful and get to know your neighbors in order to keep the communication lines open.

i. WestFork telecommunications – Dan Ryan from Cardinal Broadband (phone & Internet) presented what options would be available for these services at WestFork.

j. Pigeons – Reports of pigeons nesting in drains of buildings 10 & 11. The Manager and Board will take a look at this issue.

6. Adjournment. The meeting adjourned at approximately 8:38 p.m.