

## WestFork Village Board Meeting

May 18, 2006

### Agenda & Meeting Minutes

Start Time: 6:27 p.m.

#### I. Roll

<u>Board Members</u>	<u>Unit #</u>
Wayne Leighton	#1408
Ken Eberly	#509
Howard Wakkinen	Manager

<u>Residents/Tenants/Guests</u>	<u>Unit #</u>
Jean Sherrod	#1104
Bruce Lichtenberger (Accountant)	

#### II. Old Business

- Financials (1<sup>st</sup> Quarter Report by Bruce)
  - Bruce reported that the budget is on track
  - PDF document of the 1<sup>st</sup> quarter will be posted on the website
- Newsletter (Articles) – Received 1 regarding Cardinal and long distance
  - Need additional articles for the newsletter (possible ideas may include information for the annual meeting and also for the garages/storage units)
  - Reminder to residents for newsletter: Leave a key or your garage code on file at the WF office for emergency situations
- Frozen pipes – Fisbeck/Sheel (Noal) has turned the issue over to Steve Fisbeck. Last report from Steve as of today (5/18/06) was that Ron (Fisher Mechanical), Wayne (General Heating and Air), and Steve will undertake the project this summer to remedy the air duct/path so that the pipes in the Yellowstone unit furnace rooms are not directly exposed to the cold air. Again, the problem seems to be in the Yellowstone unit furnace rooms in the garages where the main faucet is housed, which is linked to the other units (namely the Saratoga units). This winter, there were 5 Saratoga units (211, 311, 411, 412, & 509) to report frozen pipes.
- WestFork LLC – Storage Units / Garages
  - WestFork LLC is willing to sell the garages to the Association for approximately 30 cents on the dollar.
  - This opportunity could be a revenue builder for the Association.
  - Chuck would like the Board's approval to move forward with this venture by consulting with (2 hour max, not to exceed \$500) and asking the

Association attorney to draft a letter to the residents regarding the purchase of the garages/storage units.

- The WF Board approved consultation with the Association attorney (not to exceed \$500).
- This item was tabled for further discussion.

### **III. New Business**

- Noise Abatement with Highway 34
  - This could be a newsletter item – People who are interested in decreasing highway noise levels may sign a petition to advocate for the paving of Highway 34.
- Parties/Guidelines
  - \$100.00 damage deposit for all parties
  - If people choose not to pay, \$100.00 minimum charge may be applied to their WF account
  - Deposit for parties may help make people more aware of how they treat the Clubhouse
- WF Maintenance Specialist
  - Review of resumes
  - Dean Bodwell of building 14 was selected for the WF Maintenance Specialist position
  - Thank you to all applicants for their interest

Adjournment Time: 7:47 p.m.

Next Meeting: July 20, 2006 (Thursday) at 6:30 p.m.

**\*\*Note:** This is the annual Association meeting