

West Fork Village HOA  
November 21, 2019  
Meeting Minutes

General Meeting

Owners in attendance:

Travis Ryan-on-site manager  
Raymond Patch- President  
Michael Montoya-Vice President  
Carrie Hueniuk-Treasurer  
Nancy Hall-voting member

Meeting start time: 6:01p.m.

1) No role call needed.

2) The Board reviewed the meeting minutes for October 24th, Carrie motioned, Nancy seconded, motion passed.

3) Open discussion:

A- Ray discussed the contractor's working time pertaining to the snow.

4) Old business:

A-The Board decided to table the vote on Insurance Quotes for December 2,2019 to December 1st,2020 until the January meeting.

B-The Board voted to have FLM be our landscape company for the year 2020.

Ray motioned, Nancy seconded, motion passed.

5) New business:

A-The Board reviewed and decided the increase in monthly dues will begin April 1, 2020 and another on Jan 1, 2021.Ray motioned, Mike seconded, motion passed.

B-The Board voted to approve the proposed budget for 2020 to present to the owners December 13th.Nancy motioned, Carrie seconded, motion passed.

C-The Board voted to pay the choice of the retainer fee to Altitude Community Law for the year 2020.Carrie motioned, Nancy seconded, motion passed.

D-The Board reviewed and passed the monthly meeting dates proposed for 2020.

E-The Board voted to open the clubhouse at 4:30 a.m. at the request of an owner. Ray motioned, Carrie seconded, motion passed.

6) Reports:

A-The Board reviewed the accounts payable report for October 2019.

B-The Board reviewed the profit and loss actual vs. the budget and balance sheet for October 2019.

C- The Board did not set a date for the manager annual review and assistant manager's 90 day review.

D-The Board reviewed the email sent regarding the October snow storm and the great job that was done to cleanup around the property.

E-The Board discussed the next steps needed to be taken by the Garage Owners Association Board for the merger.

7) Executive Session:

A-The Board was updated regarding the insurance claim issues.

B-The Board reviewed the unpaid charges for October.

C-The Board reviewed the unpaid special assessments. (Almost all paid)

D-The Board discussed the garage door issue for unit 1509.

8) Executive Session (part 2):

A-The Board voted to waive the late fee for unit 107.

B-The Board voted to waive the late fee for units 709 and 206.

Meeting adjourned at 7:23p.m.

Respectfully submitted,

Nancy Hall

Voting member

Dottie DeMark-Secretary was not present for this meeting.