

West Fork Village Homeowners Association

Board of Directors

General Meeting Minutes

July 16, 2020

General Meeting

Owners in Attendance:

Travis Ryan, Onsite Manager

Mike Montoya, Vice President

Dottie DeMark, Secretary

Carrie Huenink, Treasurer

Matt Shewmon, New Board Member

Michael Gantz, New Board Member

Also Present:

Linda Barber, #101

Dave Barber, #101

Anita McCallister, #612

Melinda Cronin, #112

Nancy Hall, #312

Ken Eberly, #509

Meeting start time 6:00 pm.

- 1) Roll was called.
- 2) Election of Offices of New Board Members. Travis asked current Board members if any of them were interested in changing their current office on the Board and the response was negative. Discussions were held regarding which office the 2 new members were interested in filling. A **Motion to name Matthew Shewmon as President of the Board and Michael Gantz as a Voting Member of the Board** was made by Carrie Huenink, seconded by Dottie DeMark, and **the Motion passed.**
- 3) Approval of minutes from the June 25, 2020 Board Meeting. This matter was tabled until the next regular Board Meeting on August 27, 2020.
- 4) Old Business (continued).
 - a. Merger of the Garage Owners Association with the West Fork Village Owners Association. Travis gave members information about why the Merger was being pursued and what steps had been taken so far in the process. He advised that the next and final step would be to have all members of both Associations cast a ballot to vote on the Merger. It was agreed that a Q&A session to answer any questions the members may have about the Merger would be held on Thursday, August 27, 2020 at 6:00 pm,

prior to the regular Board Meeting on that same date. Travis will make sure that our attorney or her representative will be present at the Q&A session, and he will also confirm that the Garage Owners Board Members would be available for the session on that date and time.

- b. Update of COVID-19 Clubhouse and Pool Restrictions. The Pool Committee advised of changes being made to the current Restrictions as a result of recommendations received from our attorney. After discussion, the following revisions were agreed upon to apply through the rest of the season, which is expected to end in mid-September:
 - (1) Pool and hot tub access hours will be changed to: 10:00 am to Noon – Adult Swim; Noon to 9:00 pm – Open Swim.
 - (2) A COVID-19-specific Waiver will be required in order to use the Clubhouse facilities. This Waiver will include the fitness room and will be emailed to owners and residents requesting their signature within 7 days, and the forms will also be available at the front desk of the clubhouse.
 - (3) The clubhouse and pool area can only be used by owners, tenants, and their immediate family.
 - (4) Frequent cleaning of all areas will be done by Travis and Chris on the weekdays and volunteers from the members on the weekend.

A Motion to accept the agreed-upon revisions to the COVID-19 Restrictions discussed at this meeting was made by Dottie DeMark, seconded by Matt Shewmon, and the **Motion was passed.** The revised Restrictions will become effective on July 24, 2020.

- c. Venue for Future Board Meetings during COVID-19 Pandemic. After discussion, it was agreed that future Board Meetings during the Pandemic will be held in person in the lobby of the clubhouse.
- d. Hail Damage Insurance Claim from June 2018. Mike Montoya related the timeline of events that have occurred to date relating to the Association's insurance claim for damages as a result of the hailstorm in June of 2018. After discussion, a **Motion to request that our attorney contact the court to request that the court appoint an independent umpire** was made by Dottie DeMark, seconded by Carrie Huenink, and the **Motion was passed.**

A Motion for adjournment was made by Dottie DeMark, seconded by Mike Montoya, and the **Motion was passed.** The meeting was adjourned at 7:29 pm.

Respectfully submitted,
Dottie DeMark
Secretary