Meeting Notes

Subject:	**WF- HOA Meeting**	**Meeting Date:**	10/29/2008
Attendees:	HOA Board Members: Sheila Becker - Terry Lewand - Rich Pepe - Dave Tourtelot - Graham Vincent Community: WF Homeowners as per the signed attendance list.	**Author:**	Sheila Becker

Topic	Summary	Action By	Due Date
	Call to begin the WF-HOA meeting at 7PM on Wednesday 7/25/08		
Treasurers Report	Graham reviewed the current financials. A 'Profit & Loss' report through 1/1/08 was handed out. Noted: The reserves do not appear on this report as the money was just transferred to the new account. The mowing expense does not appears the expense occurred at the end of June. The community recommended the HOA hand out a 'Balance Sheet' version.		
ARC Overview	Dave gave an overview of the most recent ARC submittals. No opposing comments were made. Dave also reminded the community that the ARC Committee is allowed 30 days to review ARC submittals.		
Board Members Tenure	Rich noted there will be 2 positions open at the end of the year. Terry L. filled Kevin D. position that ended this year. The other person/position is to be determined. The board will begin to address this at the next meeting and encouraged any interested persons to begin thinking about this.		
Mowing	Terry noted the mowing was completed as scheduled and for the price quoted, not issues. No comments were made from the community.		
Other Tasks	Terry and the board also noted that persons on the board have recently volunteered to do a variety of community cleanup to include: Trash pickup, weed pulling, mowing in areas the county does not, mowing in areas too small for the commercial mower, fixing railings, reset edging at the entrance areas.		
Community Cleanup	A **motion was requested by Bob E. and passed** by the Community to have a WH Community Clean-up Day the weekend before Labor Day. Each homeowner/volunteer will collect trash with their own bag(s), and include in their own trash pick-up. The WF Board will send an email announcement/reminder to the community.	WF Board	8/15/08
Outer Parameter Fence	Terry reported that he had repaird some areas of the perimeter fence and that one rail board was to warped to reattach and would need to be replaced. ~~noted a board that was down, due to being too warped to nail.~~ Marty S. mentioned he has used screws and it worked.		
	We discussed the outer parameter fencing. The Board indicated the maintenance is the responsibility of the community (HOA). Rich will look into the vendor guarantee.	Rich	
Rocks by the WF Entrances	Terry has secured a quote of $950 for taking up the rocks at all four areas to include, new fabric, edging, weed cleanup and replacing the existing rocks. A **motion was requested and passed** by the Community to have this work completed. Terry will follow-up to get this done.	Terry	
	Nikki H. and others in the community requested the HOA Board look into additional landscaping to enhance the appearance. Terry will request a quote for additional landscaping to possibly include some zero-scape plants.	Terry	
Management Company	Rich and the WF Board requested a general consensus from the community regarding the need for a management company and/or continue with the current self-management processes in place.		
	The community expressed both continuance with the current self-management and the need to look into the services of a management company.		
	We had a lively discussion regarding the pros and cons. A **motion was requested by Bob E. and passed** by the Community too form a committee to include volunteers: Bob E., Nikki H., Kris S., and Cindy G. The Committee will submit and report to the HOA Board facts regarding a management company; services and price.	Management Company Committee	8/15/08

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	Once the facts are submitted the board will submit the facts via email to the committee for a consensus.	WF HOA Board	8/30/08
Prairie Dogs	The Board reviewed the options to eradicate the Prairie dog infestation along 10th Ave, and noted possibly in other areas of the community. The options were those allowed by the State/County. The Board and the Community discussed the best options that would eliminate the prairie dogs. Gerald J. has had much experience with this processed. He recommended a 'Management Plan' be in place to ensure 100% eradication with no re-infestation.		
	A **motion was requested by Nikki U. and passed by the Community** for the board will note the options, estimated costs and health risks in an email to the community for a consensus and reply/vote. The board will act upon the majority vote of the replies. Note: The Community and Board will include eradication of Prairie Dogs on the private property of the homeowners along 10th Ave.	WF HOA Board	8/15/08
DIA Traffic Noise	Rich noted some homeowners had called complaining about the noise. The number to call to complain to DIA is: 303-342-2380		
WF Directory	The directory will be updated in the next few days. Rich requested any updates to be sent to Sheila.		
Other Items in Open Discussion	Houkie E. asked what the Board is doing regarding the private properties without homes that are not being mowed. Rich reviewed each property and the current action in place. (Could we add the specifics of the actions to be taken for the benefit of those who were not in attendence.)		
	Nikki U. asked what the Board is doing to enforce the covenants. The Board replied it has had much discussion and finds this is not easy. The board wants to be fair and consistent to the community. The board is currently requesting compliance but not enforcing.		
	Bob E. and the Community requested the Board come up with some kind of level of discussion at another meeting to find some kind of standards the community can agree with.		
	Meeting adjourned		
	SEND THE MEETING NOTES TO NIKKI U. AND THE COMMUNITY?		