

**WEST FORK VILLAGE HOMEOWNERS ASSOCIATION**

**BOARD OF DIRECTORS**

**BUDGET MEETING MINUTES**

**December 9, 2022**

Attendees:

Travis Ryan, Onsite Manager  
Matthew Shewmon, President  
Michael Montoya, Vice-President  
Dottie DeMark, Secretary  
Sean Dolan, Treasurer  
Mike Gantz, Voting Member

Also Present:

Linda and Dave Barber, 101  
Carrie and Bill Huenink, 103  
Melinda Cronin, 112  
Rachel Wood, 203  
Alissa Factor, 409  
Jon and Laurette Watts, 410  
Tammi Guerrero, 601  
Lisa Shewmon, 703  
Amalia Johnson, 1102  
Lily Quick, 1111  
Michael Waneke, 1405  
George Stockman, 1407  
Wayne Leighton, 1408  
William and Christina Felts. 1502  
Jan Massey, 1504  
Donna Mordini, 1509  
Scott

Meeting start time: 7:00 pm

1. Roll Call.

2. Minutes from November 17, 2022 Meeting. A **Motion to approve the Minutes from the November 17, 2022 Board meetings was made** by Sean, **seconded** by Matthew, and the **Motion was approved.**
3. BCS Awesome Internet and Comcast Revenue Sharing Agreements. Sean advised that BCS is a Colorado company that used to be called Cardinal Broadband but now has new owners that are offering a competitive fiber optic internet service to residents of West Fork Village. The Board met with BCS and entered into an agreement allowing them to install their internet service in the complex. This is an alternative internet provider to Comcast; it's your decision so you now have 2 options if you want to switch. The HOA gets a revenue share from both companies: BCS pays a 50% revenue share (if your monthly bill is \$50, the HOA will be paid \$25 of that), Comcast pays the HOA a 5% revenue share (pays us \$2.50 for your \$50 monthly bill). Revenue share amounts we have been receiving from Comcast are about \$1,400 quarterly. Comcast is currently used by 86% of residents here and BCS has already been installed in 17 units here. BCS has no data download caps on any of their plans and Comcast does have ceilings where your monthly charge is increased if you download data over your limit. BCS has unlimited streaming, offers Direct TV and Dish, offers senior accounts that will cut the bill in half, and will also install an antenna to get all local channels for nothing.

BCS recently distributed flyers throughout the complex if you are interested in switching service but the Board is not pressuring you in any way to make a change. Sean has the BCS service and loves it; 2 other attendees also stated they have BCS and love it; the internet is great. John Watts asked if BCS is offered anywhere besides West Fork and Sean advised they have also upgraded the fiber elsewhere, mainly in Longmont and Boulder. Sean had an outage yesterday and called the president of BCS and it was fixed in 1 hour, as he promised. BCS charges a \$20 installation fee, and it takes about 20 minutes to install. Internet is great. When asked if you would have to buy a new modem, Sean advised that you do have to buy a piece of equipment that isn't a modem but goes directly into the router. One attendee stated she has BCS service on her lower level unit and it is great. If you are interested in learning more, you can get information from Travis or in the mailroom.

4. Postal Boxes. Travis advised that the Post Office now requires that we install 18 locked parcel boxes for packages delivered to West Fork residents. The post office has received calls that packages have been stolen from the clubhouse. If all of the new parcel boxes are full, the carrier will deliver the overflow packages to individual doors. Matthew noted that the new boxes will be located to the north of the clubhouse and will be installed early next year. If mail placed in a parcel box is not picked up timely, the carrier will take the package back to the post office and it can be picked up there by the resident.
5. 2023 Proposed Budget. Matthew advised that the Board received great help from Jan Massey who served on the Budget Committee this year and we really appreciated her help. (Applause from attendees). The Committee met 2 times and Jan was always prepared with ideas and plans for the Committee to consider. The Board realizes that owners have concerns about the proposed dues increase and we can appreciate your concern. He would love to have owners

attend our Board meetings and encourage them to be on the Board. The budget numbers are not made-up numbers; they are based on actual contracts. We had a number of years with no increase in dues and with the current inflation, all costs are going up. We're seeing it in all our bills. The Board is proposing a \$20 per month increase to \$230, effective 1/1/23. Garage dues will go up \$10 to \$220 a year. The HOA owns 6 garages that are rented and that rent will be increased to \$180 per month. The HOA would benefit if we could get the upstairs apartment and the 2 suites with shared kitchen rented. We have them listed on Air B&B and Fully Furnished.com. We would love to have longer term rentals. The rates are good, convenient location, no utilities bills, free internet and cable. The one bedroom apartment is \$1600/month; Suite A is \$1500/month; and Suite B is \$1,200/month. All units are fully furnished. If you know anyone in circumstances like a house fire and they need it for several months, relatives coming in for a period of time, help us get them rented. It's good revenue for us. Travis will be working on improving lighting, using stronger bulbs and some flood lights in certain areas. We have a couple thousand in the budget for this as a starting point. If you're concerned about some areas, please talk to us. One challenge is we don't have electric outlets in all the buildings so we are looking at solar lights.

The proposed Budget shows total operating expenses at \$463,642 and revenue at \$562,510 which gives us a budget surplus of \$98,868. We need to put 10% of revenue into an annual reserve deposit, plus we have reserve expenses that we anticipate working on this year that will be coming out of that reserve deposit. There will be no painting of buildings this year. The biggest expense is asphalt repairs. We did the north side of building 3 a couple months ago. Surface water was coming up, and an engineer came out and fixed it for \$130,000. We dipped into reserves to help pay for that. We are working with a guy to give us a five-year plan for the whole asphalt project which will start in 2023. Anyone who rents their unit out, please encourage or require tenants to have insurance. We had a fire in building 11 outside on the patio. The tenant had no insurance, so the owner has to pay. Our insurance agent recommends increasing loss assessment coverage from \$10,000 to \$25,000 for a small premium increase.

Matthew opened the floor for questions. Donna advised that her neighbor in 1505, Andres, his girlfriend brought a dog and now 6 nights in a row it is barking and scratching at doors from 5 at night till they come home. Travis suggested sending an email or phone call. Matthew said it would be best to let them know about it. We will then let them know how to get the dog registered with the office and tell them the dog is causing a nuisance. Wayne from unit 1408 has lived here for 18 years and asked if we have a business plan; he has 5 to 10 year business plans. Then people will know 6 months in advance about dues increases and can plan for them. He suggested we do projects over time. He has a garage also. We could amend the business plan at any time. It's the surprise of the increase that upsets people. Matthew said that was a valid question. Sean suggested Wayne come to the Board meetings. David asked when the ARC Committee will get together to walk around looking at lights and where they are needed. Sean will schedule it and let him know. Linda asked for an explanation of the line "water condos" on the budget; it's the money the HOA pays for water used in all the condo units. Amalia feels there is lots of crime in the complex and we need to be more aware of our surroundings. Mike M said that's a good point. A neighborhood watch was suggested. Mike M said a neighborhood

watch is made up of members of the neighborhood who sign up for it and go to City meetings; it is community driven. Sean described it as people with phones calling in to the cop; it would be an excellent topic for a board meeting. A group of people could organize and bring it to a Board meeting. We need to be a community and look out for each other. It was asked whether the developing property to the east will be putting up a fence and what kind. No one could answer that.

6. Owners Vote on 2023 Proposed Budget. Attendees cast written ballots on the proposed 2023 budget and ballots were collected and combined with all proxy votes received.
7. Counting the Ballots. Alissa and Rachel volunteered to count the votes and did so in the conference room beginning at 7:38 pm. Mike M pointed out the handout provided that showed a comparison of homeowner dues for other complexes in the area. The results of the vote were announced as 6 votes against and 28 votes in favor. The vote was approved. The volunteers who counted the votes were thanked and attendees were thanked for being present.

**A Motion to adjourn the Budget Meeting was made by Dottie, seconded by Sean, and the Meeting was adjourned at 7:50 pm.**

Respectfully submitted,

Dottie DeMark, Secretary