

June 24, 2023

West Fork Village Owners' Association - Annual meeting minutes

Start time: 10:04 am

End time: 10:56 am

Board President, Matthew Shewmon, welcomed all in attendance, and thanked them for coming. We said the meeting minutes for the Board meeting in May were not prepared yet, so we would waive that review until our next meeting.

Open Items:

- Jan Massey # 1504 –
 - sprinklers are not yet turned on. We are saving money, but hot weather is coming soon and they should be checked.
 - Wooden fence is 20 years old and we have money in the budget to repair it. Construction company has tied onto the fence. Did they have permission to do that?
- Carrie Huenick # 103 –
 - Weeds on the East side are very large due to rain. Will become a fire hazard. Megan has already addressed the weeds with the construction company next door. There is also a tree that is blocking drainage and a construction company has been advised.
- Megan Kelley, property manager –
 - Sprinklers did have a bad circuit that was replaced.
 - There are a couple sprinkler heads that needed replaced.
- Amalia Johnson # 1102 –
 - Will new neighbors to the East be parking along the street or will they be parking in their lot?
 - Is there a way to sanitize the concrete in the garbage buildings? Megan has made arrangements for large items to be picked up since the trash company will not take those. Megan will arrange for pressure washing of the concrete floors in the garbage buildings.
- Leonard Allen # 1411 –
 - He has been cleaning their garbage building when it's needed.
- George Stockum # 1407 –
 - Wanted to have the current board introduced. Matthew introduced his fellow board members (Mike Montoya, Mike Gantz, Sean Dolan) and let them know Dottie Demark was not able to attend today.
- Amalia Johnson # 1102 –
 - With so many board members not living here, it is a concern. Non-resident members are not here to see the daily issues that arise. Do the non-resident members have "a heart for it?" Mike Gantz addressed and advised it is his

purpose to keep the community clean, efficient, etc. because it is a substantial investment for him. He reminded them of the fiduciary duty owed by the board and how they review expenses and work to be the best stewards of the association money.

- John Watts # 410 –
 - He is a non-resident owner and added that he is on the board of another HOA and states members strive to do the best they can and it is volunteer work. He agreed with Amalia that more members should be residents.
- Jan Massey # 1504 –
 - In the past, there were 7 board members and there is capacity for that.
 - All other HOA's use outside management companies so there is less needed oversight.
 - Board members deserve their compensation as they work very hard.
 - She agrees there should be more resident members.
- George Stockum # 1407 –
 - In the past, members were paid for their work.
 - Matthew informed everyone that the West Fork board members do get their monthly HOA dues lowered by \$80 each month for serving on the board.
- Jan Massey # 1504 –
 - Mentioned how much time the board spends meeting each month, taking calls and emails.
- Tammy Guerrero # 601 –
 - Barbed-wire fence has been down on the North side where a car came through and other places. Is that going to be fixed?
 - She also spoke about the grass/weeds behind the garages getting very long, given all the rain we've had.
- Chalice Springfield # 1004 –
 - Asked to see a current financial statement. After one was provided, she had a question about the budgeted loss of \$40,000 this year, and where that money was coming from.
 - Matthew Shewmon responded and said it would come from the reserves.

Election business:

Matthew Shewmon advised that the bylaws state officers can stay on the board for a second term without an election, however the letter went out stating there would be an election today. In fairness, it was asked if anyone had planned to run for office. Jan Massey stated she would like to run. Malory Steadwell also advised she wanted to run, but she was not able to be in attendance at this meeting.

There was a discussion about bumping the number of board members up to seven. Jan Massey advised it is already in the bylaws.

John Watts # 410–

- He has seen that residents do not usually want to help on the board, so it may not be reasonable to want all board members to be residents.

Carrie Huenick # 103–

- She feels Mallory Steadwell should have been allowed to run.

Sean Dolan and Carrie Huenick –

- Mallory works for an insurance company (maybe State Farm) and lives in Bldg 1. She works from home.

Megan Kelley -

- Reviewed bylaws re: number of members is “fixed by the executive board”
- No decrease in # of directors shall shorten the term

Matthew Shewmon –

- Further read the bylaws
- He is comfortable with going up to 7 on the board. Other board members agreed with increasing the board to 7 members.
- Therefore, it was decided the ballots would be written in with 4 people: Matthew Shewmon and Mike Gantz returning for 2nd term; Jan Massey and Mallory Stedwell running for first term.
- Ballots were passed out and everyone was instructed to place a check mark next to the names (up to four) they are in favor of being on the board.
- There were a couple mail-in proxies that will also need to be applied.

Election Results (collected by Mike Montoya and Chalice Springfield:

Jan Massey	14
Mallory Stedwell	18
Matthew Shewmon	21
Mike Gantz	21

Projects Update–Megan:

- Cars speeding in the neighborhood

Additional signs not needed, but maybe we should add “children playing” signs vs. “No speeding”.

Carrie recommended speed bumps. Shawn advised the cost of engineering would be in the thousands of dollars. Rubber ones would not last very long. John W. advised we might add to the newsletter that speed bumps are being considered and that might serve as a deterrent.

- Lighting
 - Bonnie Stauffer # 1012 -inaudible
 - Pedestal lights will be replaced with brighter bulbs
 - There will also be motion sensing solar lights added, but locations have not be determined yet

- Carrie advised the solar lights on East side are not reliable due to lack of sun in some areas
- Pool cover was replaced in March and mudjacking was done. While doing that, foam got into the cover and motor area. The mudjacking company has agreed to pay for repairs.
- Asphalt repairs by building 4 are to be done in July.
- Connell asphalt company will do a mill and overlay on the North section of the development, in front of all the extra garages. It will occur this summer, but no date has been determined.