

WEST FORK VILLAGE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

GENERAL MEETING MINUTES

September 28, 2023

Attendees:

Megan Kelley, Onsite Manager
Mike Gantz, President
Michael Montoya, Vice-President
Dottie DeMark, Secretary
Jan Massey, Treasurer
Matthew Shewmon, Voting Member
Sean Dolan, Voting Member
Mallory Stedman, Voting Member

Also Present:

Tammi Guerrero, #601
Lisa Shewmon, #703
Carol Patch, #1001
Bonnie Stauffer, #1016
Amalia Johnson, #1102

Meeting start time: 6:13 pm

1. Roll call.
2. Open Discussion. Bonnie stated that the burned-out light bulb she advised us of 2 months ago still isn't fixed. It is a pedestal light between Buildings 10 and 11, and it's closest to Building 11. She advised of a potential hazard nearby. Megan will place one of the older bulbs in it until the new LED ones arrive. Jan advised there is another bulb burned out on a pedestal by Unit 1412 on the west side. Bonnie advised that her railing has been painted and she is satisfied with the job. Bonnie had a letter from an owner who has been trying to get proof of insurance coverage on his unit. Mike G said they should go to State Farm for that. Lisa said it is on the HOA website, and Bonnie was advised of the website address. Megan advised that she has already taken care of this issue with the mortgage company. Bonnie asked if anyone told the owner and Megan said she will call and apologize to the owner. Tammi stated that the neighbor's cat is doing its business on her patio. She hasn't spoken with the neighbor but she has seen the cat in

the patio area. She will give the unit number to Megan. Bonnie asked about the wild dog from unit 1112 that she had advised the Board about at the last meeting. Megan hasn't been able to check if the dog is registered with the HOA yet. Bonnie said it happened to her again this week. Mike G confirmed that the dog wasn't loose, the owner had a hold of it, and it growls and barks. Jan knows about a pony-tailed guy in Unit 1411 who has a dog that does that also. Amalia said his name is Tom and he is a police officer. Sean suggested that an email be sent to both advising that the behavior has been observed, they need to have their dog under control, we have had multiple complaints, and they need to be mindful of other pets and other people. Amalia said the paint is chipping really bad on her back patio and asked what she should do about it. Megan will have the new maintenance person get on it. Mike G said to coordinate it with Amalia. Amalia asked if we are going to get the dumpster floors cleaned before winter and Megan responded yes. Carol asked if there is a limit to the weight of dogs and was told the weight limit is 50 pounds unless it is service dog and 2 dogs is the limit per unit. Sean asked who owns the lot to the west of us because the weeds in that area are tall and brown and could lead to a fire. Mike G stated that the City would know who owns it. Jan said it is owned by a Michigan corporation. If the weeds are burned down to dirt, then dirt blows everywhere. Amalia advised that the beautiful trees on the west side of our property are starting to die. Jan suggested that someone just needs to check the drip lines in that area. Megan will have the new maintenance person check that. Bonnie advised that the sprinkler in front of her unit is leaking and wasting water. Matthew encouraged her to fill out the appropriate paperwork out front to advise us and we can give it to FLM. Carol advised there is a big hole gouged in the bottom of the little mound filled with muddy water near her unit in Building 10. Megan has talked to FLM and they agreed to be more aware of it. There is a hole in front of Sean's unit also. Megan asked them to let her know and she will take care of it. Amalia stated that the corner area is very dry and maybe the sprinkler hasn't worked at Building 6.

3. Minutes of August 24, 2023 Board Meeting. The dates of the minutes to be reviewed at this meeting was corrected on the Agenda to August 24, 2023. Matthew suggested the following corrections to the minutes: Item 2 on page 2, 8th line from the top should read: Section 15.11.5 of the HOA Covenants reads "Except within a garage, no abandoned or inoperable vehicles of any kind shall be stored or parked in the Project. An 'abandoned or inoperable vehicle' shall be defined as any automobile, truck, motorcycle, boat, trailer, camper, house trailer, self-contained motorized recreational vehicle or other similar vehicle, which has not been driven under its own propulsion for a period of two (2) weeks or longer, or is not properly licensed or which does not have an operable propulsion system installed therein", and Item 4(a), replace the word "deep" with the word "sort". **A Motion to approve the Minutes of the August 24, 2023 Meeting with the changes suggested by Matthew was made by Sean, seconded by Mike G, and the Motion was approved.**
4. Old Business.
 - a. Pool Cover Repair Status. Megan advised that the pool cover has been repaired and is operational.
 - b. National Paving Update on Asphalt Repair. Mike G asked for a status on the asphalt repair. Megan advised that the asphalt repair job will be done this week or next.

- c. Connell Request to Move the Asphalt Completion Date. Matthew suggested that Megan respond to his email saying that we are okay with moving it to the spring of next year but we want to be first on their list in the spring.
 - d. Painting Pergolas Status and Start Date. A discussion was had about using Elite for the painting at the low price they bid. A **Motion to hire Elite and have them do the job as soon as possible was made** by Sean, **seconded** by Jan, and **the Motion was approved**.
5. New Business.
- a. Leaks in Building 7. There were 4 leaks in Building 7 caused by the same issue and Liberty Roofing came out and fixed them within a few days. Owner of Unit 708, Karla VanDenBerg, is asking for a refund of what she paid for repairs to the interior of her condo and to Charles Taylor for mold and asbestos inspection. Lisa asked about the timing on the leaks in Building 7 or other areas. A discussion of Karla's letter was held. Jan asked if Karla has told her insurance company yet. Megan played a recording of the voice mail Karla left her earlier today. Asbestos testing is required by Colorado when there is water damage. Mike M described what he did in building 10 to repair leaks and there have been no problems since. He suggested we contact Liberty Roofing, present the situation with the 4 owners, and ask them to pay or to turn it into their insurance. Megan will call Darryl and if there is pushback, Mike M will assist. Mike G knows Karla and may recuse himself from voting on this issue. Megan has already paid for one testing for \$450 but there is a second bill for \$450 and they won't give her the results of the testing until it is paid. Matthew will call Karla tomorrow and Mike will point Megan in the direction she needs to go with Liberty if she needs it.
 - b. Responsibility for Cleaning of the Solar Tube (skylight). Megan advised that an owner is selling his unit and wants us to clean the solar tube in the skylight before he sells it. The interior lens comes off, and it needs to be cleaned and put back on. Megan told him it's not our responsibility to clean it and he accepted it. Megan wants to know what to do in the future. She was advised to call a Board Member if she is in doubt.
 - c. Split Rail Fence. Matthew asked for a status on fixing the split rail fence on the west side of the property. Megan advised that it has not been fixed yet, but she will have the new maintenance person fix it as one of his first duties.
6. Reports.
- a. Transaction List by Vendor for August 2023. Sean questioned if the duplicate entries for several vendors like Atmos Energy, Christy Sports and Xcel are double charges. Jan answered no, and that she needs to direct Megan on how to fix those and there will be more. The 2 charges for ink cartridges from Office Depot represent one cartridge that was the wrong size and we will be receiving a credit for its return.
 - b. Profit and Loss vs Budget Performance and Balance Sheet for August 2023. Profit and Loss: Jan advised that she is still working with Patty Sorenson on Item 4015, Special Assessments of \$447,120.00. Balance Sheet: Jan advised that she is working on the final figures for the checking and savings accounts reflecting the recent bank changes. She needs to get with Megan on the changes to the AXOS account, and the CD-PNC account includes interest and it will be moved.

Whereupon, the Board went into Executive Session at 7:43 pm. The minutes for the Executive Meeting are recorded elsewhere. The Board returned from the Executive Session at 8:28 pm.

A Motion to Adjourn the general meeting was made by Sean, **seconded** by Jan, and the **Motion passed**.
The meeting was adjourned at 8:28 pm.

Respectfully submitted,

Dottie DeMark, Secretary