

**WEST FORK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

June 27, 2024

Members Present:

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

Absent:

Mallory Stedwell, Voting Member

Also Present:

Carolyn West, #107
Lisa Shewmon, #703

Meeting Start Time: 6:00 pm

1. Roll Call.
2. Property Updates. Sean advised that 13 Cameras have been installed, including one inside the lobby by the entrance so we can view a person who uses the security system to get in. There are 3 more cameras to place. He is very pleased with them, and the night vision is good. There was a discussion on the amount of time the cameras will keep the data and Sean said he was not sure but he believes it is 30 days. Two spots on the west side fence have been repaired but it will take more money to completely seal it off. Sean is happy with Marc's work on it. He also repaired some sections of the cedar fence. Sean asked that anyone who sees a problem with a sprinkler head should let him know and he'll get it taken care of. Sean reiterated the dog rules: leash must be in your hand and you cannot tie the dog to a tree. Sean advised that Marc has the pool looking great but it is a money pit. The chlorine is ripping up big pieces of the paint or whatever is on the base. We can fix that next year; the 2 options are use a band-aid or resurface the entire thing with epoxy. Sand going into the sand filter needs to be removed and the plastic filters are breaking and need replaced. The parts are cheap but the labor is expensive; he wants to do it next year. He will tackle nonworking lights at that time. The pool cover is breaking; it should be under warranty and he'll contact Cover Care to get someone to come out. The

chlorine delivery system is using tablets now. Liquid is used more commonly now; there will be an initial cost to switch the system over, but it will then be cheaper. Marc is starting to put grass seed and fertilizer in the bare spots. Sean feels that the property is at a good baseline level now. There was a bee infestation on an owner's porch of carpenter bees, an endangered or protected species. A guy came out and got rid of the queen, removed the honeycomb, and put a capstone on it. Dottie asked whose responsibility would it be to address an ant infestation on a patio and was advised that it would be up to the owner. Dottie advised that they have started on the road that will connect 29th Street west to 65th Avenue. Lisa expressed a concern about the hot tub covers; people are lifting the arm and shoving the covers back into the trees. She had to retrieve them from the trees. Sean will look into that and also look into the manual to give people some direction about turning the knobs off and on and regulating the bubbles. Sean advised that the bush trimming will be done tomorrow.

3. Approval of the Minutes of the May 23, 2024. **A Motion was made via email on June 20, 2024 to approve the minutes of the General Meeting and the Executive Session held on May 23, 2024** by Mike G, **seconded** by Matthew, and the **Motion was Approved.**
4. Old Business
 - a) Landscaping and Snow Removal Contract. Sean advised that he can't get anyone out here to give us a 3rd bid on the landscaping. Alberto has done well with our snow removal contract with him over the past winter and It is Sean's preference to terminate FLM's landscaping contract with a 30-day notice and enter into a contract with Alberto for landscaping and snow removal services for the complex thereafter. **A Motion to terminate the landscaping contract with FLM with a 30-day notice and enter into a contract with Alberto for landscaping and snow removal services to begin on August 1, 2024 was made by Dottie, seconded by Jan, and the Motion was approved.**
5. New Business
 - a) 3rd Phase Paving Contract. Sean prefers to work with Connell on the 3rd phase of the paving contract and wants to get something moving with it. The bid we have from Connell is from last year. Matthew will get updated figures for Connell's bid so we can get the bid signed and move on.
 - b) Bookkeeping Update. Jan advised that Carrie wants to continue to do reconciliation and payroll. Kris seems to know what she's doing and Jan wants to continue to spend more time with her. Jan then described the owner credits that have been cleared up.
6. Reports.
 - a) Transaction List by Vendors for May/June 2024.
 - b) Profit and Loss vs Budget Performance and Balance Sheet for May/June, 2024.

Whereupon, the Board then went into Executive Session at 6.42 pm. The minutes of the Executive session are recorded elsewhere. The Board returned to the General Meeting at 7:02 pm.

A Motion to adjourn the meeting was made by Dottie, seconded by Mike M, and the meeting was adjourned at 7:03 pm.

Respectfully submitted,

Dottie DeMark, Secretary