

**WEST FORK VILLAGE
HOMEOWNERS ASSOCIATION
ANNUAL MEETING
July 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

Also Present:

Carolyn West, #107
Melinda Cronin, #112
Patti Sorensen, #206
Nancy Hall, #312
John Watts, #410
Ken Eberly, #509
Tammi Guerrero, #601
Lisa Shewmon, #703
Jan Overmyer, #904
Carol Patch, #1001
Chalice Springfield, #1004
Bonnie Stauffer, #1012
Amalia Johnson, #1102
Leonard and Alane Allen, #1311

Meeting Start Time:

1. Roll-Check-in Procedure.
2. Remarks from President - Mike Gantz. Mike introduced each of the Board members to the attendees. He explained Megan's resignation. She failed to come in for several days; we got no response from emails and phone calls. After 3 or 4 days, I received her resignation. This left the Board in a lurch. All board members have stepped up and did their part to get through it. Sean volunteered to step down temporarily from his Board position to take the interim onsite manager position. He and Marc work excellently together. Mike G commented that he has

never seen the pool look cleaner. (Applause from crowd) Mike G continued that in the coming weeks we will be working on getting a permanent replacement for the onsite manager position.

3. Matthew Shewmon – Paving Project. Matthew advised that earlier this year, we did a couple phases of the asphalt replacement. He then pointed out on a map of the complex the areas that are done and what area would be done in the spring and the timeline for each phase throughout the complex, ending with the final phase on the west side of the complex in the spring of 2026. We just got an updated pricing quote from Connell who did the previous asphalt work. We are really happy with their work and would like to stick with them; the new pricing was only \$2,000 more. We will work with you about the parking and other issues as they come up. An attendee asked that since he lives on the west side and it won't be started for 2 years, there are a couple of potholes that need attention now. Sean advised that there is some fill we can put down, do some asphalt press and it will help for a little bit. Matthew stated that we will look at asphalt patches.
4. Mike Montoya – Architectural Committee. Mike M advised that the Board was receiving many requests for window and door replacements. An Architectural Committee was formed and the committee members are Mike M, Mike G, and Matthew. If you want to make changes, please fill out and submit the forms which are located in the office. There is a lifetime warranty on your doors and windows and if you're the original owner, we have the form that you can use to file a claim with Millguard. If you are an original owner and you just want to replace them, you can get your own company but you have to follow the requirements for color and style. Allen asked about those living on the west side of the complex, can they do anything as far as sunshades. Sean said, yes, but it must be submitted to the architectural committee first. There is a Colorado law that requires we approve modifications that reduce energy. Mike stated that it also depends on how you're attaching it. It cannot be attached to any part of the building. Someone asked about the upper decks where there is nothing to attach to. Sean suggested they come up with an idea and we'll consider it.
5. Jan Massey – Financial Update. Jan advised that our accountant walked out and left us in a lurch. Carrie has stepped up to the plate and is doing payroll and reconciliation and anything else Jan doesn't know. In the last few months Jan has been working with Kris Edwards trying to get some of the books straight. Jan referred to the Profit and Loss and Balance Sheet that was given to attendees and pointed out the additional funds we now have in our CDs. She states that we have about 30 owners using Zelle to pay their monthly dues, and it's working well for us and for them. She stated that we have got some really terrific people in this community and it's been very wonderful. Thank you all very much for everything.
6. Sean Dolan – Property Manager. Sean advised that he, his wife and two daughters have been living here going on 7 years. He had no problem stepping up; his background is IT. He listed the positions he held at JBL. He has figured out a lot over the last 7 months. He listed some of the issues he's been dealing with: i.e., 1500 sprinkler heads, zone timers that are haywire. We had FLM Landscaping doing all of our summer and winter work and we were not satisfied with their work. So we ended their contract and hired Alberto at Rocky Mountain starting August 1st. Alberto will cost more money but we will get better service from him. We need to address where to put the snow. If you don't see anyone out there removing snow first thing in a storm, it would have been more expensive to place ourselves at the top of Alberto's response list. But they will be here. If you're along the buildings on the north side and it snows, please don't park

there. We have to attack this section quickly or it will turn into an ice rink. Next spring he will be papering everyone's window early so we won't have complaints about getting into your car. We are doing a lot more communication around here. Mark Phillips is a lovely man. (applause) He has 30 years construction background. He stepped up to take the CPF certification and learned how to work the pool. We have 13 new security cameras installed and we are figuring out where on the building to place the other 3 cameras without violating anyone's privacy. With this system, you can check any time of day to see what's going on using your phone. Our swimming pool is 20 years old. We are moving to using a liquid chlorine which will be cheaper. We will be resurfacing the bottom of the pool. There is an epoxy based paint on there now and it's 20 years old. It goes into our sand filter and is ruining it. Our hot tubs were bought 10 years ago used. Marc and I have learned a lot about how they work. As opposed to spending more money on them, we have purchased 3 new hot tubs from Aqua Spas. We installed one now and they are storing the other 2 for us to be purchased over the next 2 years at the current price. This will be on next year's budget. We are trying to keep property values up and keep everybody happy. A global problem we have is pet waste cleanup. Please pick up after your dog. We hired a company once a month to come by to pick up dog poop for \$80 per month. If you see someone not picking up, yell at them, take pictures. Bonnie, Carolyn and Nancy talked about specific pickup problems in the complex. Sean can fine them, but not on the first time. He suggests we try to establish a relationship with our neighbors; we've lost that. Regarding work orders, Marc is a busy man. If you want to talk to him, don't. I need to get a better handle on what he's doing. Come to me first, send me an email, everything goes through Sean. Then he can mitigate Marc's time and your money. Don't ask Marc to do stuff, ask Sean. Regarding internet and TV, Comcast and BCS both have revenue sharing agreements with us. BCS gives us more and they're good. Allo is coming on site; some of you have called them. We're trying to figure out how they get into buildings so you will have that option. Sean told Allo about revenue sharing if they want to work with us. Sean stated that you'll see around the property, especially the lower units with privacy walls, the wood is rotting and the walls are moving back and forth. We are waiting for quotes. Regarding homeowner dues, we have one of the cheapest around and Sean gave examples of others with less amenities than West Fork. We spend 30-40 hours of our time trying to budget and not raise dues. That's our goal every time. It would be so valuable if owners would show up at meetings and yell at us. He enjoys talking with you and solving problems and figuring stuff out. Any problems you have, call Sean. His number is in 3 places. It's a new day here and just walk around.

7. Open Discussion. John Watts stated he knows someone paying \$375 a month dues with no amenities. His father-in-law is renting one of the clubhouse rentals and thinks the place is unbelievably nice. Alane stated the weeds and grass along west side fence need cut. Sean said FLM dropped the ball on that one and Alberto will come out and do it. Sean is excited about Alberto and feels we will have an award winning property soon. Tammy asked if it is an option to put rock in instead of grass. Sean agreed we are in a desert here. Mike G suggested everyone have their AC units checked out. Outdoor units don't have a safety valve on them and if refrigerant leaks out, there is no safety valve and it never stops working and ruins the unit. It will cost \$150 to check it out and it will save you thousands. Sean noted that it will have to be worked on by a certified professional. A discussion followed about trees on the property and the importance of owners attending Board meetings.

Whereupon, a **Motion to adjourn the Annual Meeting was made** by Dottie **seconded** by Matthew, and the **Annual Meeting was adjourned at 10:55 am**

Respectfully submitted,

Dottie DeMark, Secretary