

WEST FORK VILLAGE
HOMEOWNERS ASSOCIATION
ANNUAL MEETING
August 22, 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
Alvin & Carmen Padilla, #403
James Garcia, #511
Tammi Guerrero, #601
Lisa Shewmon, #703
Sharon Lempke, #811
Carol Patch, #1001
Bonnie Stauffer, #1012
Amalia Johnson, #1102

Meeting Start Time: 6:02 pm

1. Roll Call.
2. Minutes of June and July Meetings. A **Motion to approve the minutes of the June 27, 2024 and July 27, 2024 Board meetings was made** by Mike G, and **seconded** by Mike M, and the **Motion was passed.**
3. Property Updates. Asphalt update: Sean advised that Buildings 4,6,7,8, and 9 will be started in the spring of 2025. Sean advised that he is happy with Rocky Mountain. FLM's contract ended and we signed a contract with Rocky Mountain for landscaping services. They have had workers out attacking the sprinklers but there is more work to be done on the sprinklers and it will take a while to finish. Sean will send paper to residents next month to plan for snow removal. Sean reported there was a problem with vagrants parking in front of clubhouse and sleeping in their cars. He talked to them and they moved their cars. They may have been connected to someone

in building one. If you see someone sleeping in cars, please let Sean know. Marc and Sean are working on expired plates. Sean had to close pool Sunday because the party renting the area had let kids run wild, created a mess, and didn't clean up properly. They forfeited their deposit. The swimming pool will be open through the third week of September and a notice will be posted one week prior. Sean reminded attendees that residents dogs need to be leashed at all times and the resident be in control of their dog(s). James advised that he had a tree die; it was replaced, and the replacement has died. Sean stated that the city may give out trees and asked James to send him an email about it. Bonnie asked about an oversized vehicle parked on the premises and said the covenants require it to be under ¾ ton. Sean will have another conversation with the resident and will also mention reports of fireworks to him. Sean asked that an email be sent to him the next time fireworks happen. Jan will be gone from September 13th through the 17th.

4. Old Business.

a) Landscaping and Snow Removal Contract. Sean is working with Alberto on a contract. Everyone seems happy with them (attendees agreed). They come every Monday. In the winter, Alberto will start from west to east on the snowplowing so residents on the east side of the complex will experience a small delay. Carol brought up the tearing up of sod when the machines turn. The tires are doing it.

5. New Business

a) Association-Owned Garages – Rent. Jan reported that we have 6 garages; 3 are rented consistently, one isn't paying rent and 2 are empty, one of which may be rented next month. Jan would like to reduce rent for those garages to \$150 per month. Sean thinks \$150 is reasonable. Mike M noted that garage rents have been increasing for a while. Matthew asked if we take a security deposit and Sean said no. Sean suggested that a lease be signed. Mike G suggested we collect a deposit and we make them responsible for damage in the lease. **A Motion to reduce garage rent to \$150 per month effective September 1 was made by Jan, seconded by Mike G, and the Motion was approved.** Discussion followed about taking a deposit from garage renters but no decision was made,

b) 2024 Reserve List Items. Sean advised that he has received a flurry of people saying they have a hole in their deck. He's having trouble getting contractors to come out and give a bid. We have the TruBlue bid to repair the worst unit, #807, for \$7,447.50. Sean provided bids from Decks of Distinction, Zephyr Roofing Systems and Summit Design and Fabrication to repair the other decks as needed. Sean was not impressed with Decks of Distinction, they didn't bring a ladder, and he had to remind them to come after a week. Jan added that we have \$50,000 on the reserve list for deck repairs. She asked if there were any warranties on the bids. Sean will ask about warranties. Sean advised that the repairs could start as soon as the Tuesday after Labor Day and it will take about 5 days and will be a learning experience. We have reports of 5 decks needing repairs so far. Sean will follow up and ask about waterproofing. The repair amount could be higher if they find more damage after the deck is torn up. Dottie made a Motion to sign the TruBlue contract for unit 807 for the price given plus any as-yet undiscovered repairs. Mike G suggested we not vote on this contract tonight but wait until after Sean checks on our questions, including the use of a Rhino lining and then we vote by email. Decks of Distinction's bid of \$1900 for the brick columns is a good deal. Matthew suggested Sean get a quote from TruBlue for the columns. A discussion

followed about getting rid of the pergolas. Sean will get a column bid from TruBlue after they finish the deck of unit 809. Sean will be getting an estimate to replace the tall columns and pool patio columns since the timbers inside of them are rotting. Matthew asked if we have any architectural documents showing how the pillars were constructed. Jan stated there are lots of documents in the closet that haven't been looked at yet. Sean will also get a bid from TruBlue for the tall columns. A discussion followed on the names of people who were here at the onset who might know about the construction. Mike G will call some of them. Jan suggested that the building commission might have the plans. Sean reviewed the estimate on pool repairs needed from Pool & Spa Medics and noted that he likes the people from that company. He feels that pool step is necessary. The waterline tiles are not a standard size of tile and this bid is for the standard size of tile and could be done down the road. Sean and Marc will look for another style of ladder. Sean recommended that the following repairs should be done now: pool resurface with either epoxy or plaster, pool lights, autofill system, filter backwash valve and filter media. A discussion followed about the difference in resurfacing with plaster vs epoxy. Lisa asked if the lights are necessary since it's not dark when the pool is open. Dottie reminded Sean about the application of a texture to the stone surrounding the pool for safety reasons. Sean advised that Aqua Spa is doing a check on hot tubs. Parts were found in parking lot. Dottie suggested the posting of basic instructions on how to use the hot tubs.

c) Pool Repair Quote. This issue was addressed above.

d) Hot Tub Repairs. This issue was addressed above.

6. Reports.

- a) Transaction List by Vendors for August, 2024. The payment of \$56.90 to Cedar Supply was for repairs to the fence on the west side; these posts are being repaired as they fall. Sean advised that the payment of \$35,053.68 to Xcel is something we don't owe. Jan advised it is for installing the smart meters and the bank has given us the money back.
- b) Profit and Loss vs Budget Performance and Balance Sheet for August, 2024. P&L: Jan explained the meaning of columns three and four. Matthew asked if there is a plan in place for the painting of the balcony rails (item 3514) and Sean responded that there is no plan yet but he will come up with one. Jan advised that the \$10,000 budgeted for the HVAC systems (item 3515) is done just in case. Balance Sheet: Matthew asked what item 1000, Clearing Account, is and Jan advised that she isn't sure. Jan also noted that the balances given for all of the bank accounts doesn't include interest earned since the last meeting.

Whereupon, the Board then went into Executive Session at 7:21 pm. The minutes of the Executive session are recorded elsewhere. The Board returned to the General Meeting at 8:07 pm.

A Motion to Adjourn was made by Dottie, **seconded** by Mike G, and **the Motion was approved**. The meeting was adjourned at 8:07 pm.

Respectfully submitted,

Dottie DeMark, Secretary