

**WEST FORK VILLAGE HOMEOWNERS ASSOCIATION
GENERAL BOARD MEETING MINUTES
SEPTEMBER 25, 2024**

Attendees:

Mike Gantz – President	Carolyn West
Mike Montoya – Vice President (via phone-in)	Kris Edwards
Jan Massey – Treasurer	Carol Patch
Sean Dolan – Property Manager	Carmen Padilla
Amalia Johnson	Alvin Padilla
Bonnie Stauffer	Nicole Carney

Meeting start time: 6:00 PM - **Meeting end time:** 6:52 PM

Meeting minutes for August:

Were unavailable for approval due to lack of response from Board Members

Property Updates – Sean Dolan:

Emergency meeting called to address deck replacement on Building 8, Units 7 & 8. \$7,000 job turned into nearly an \$18,000 job. Contractor (Summit Design & Fabrication LLC) Sean found are fantastic and have done great work. The contractor replaced rotted beams & joists. They are doing excellent work wrapping the decks. Work will be completed by Friday. Sean will do a walk through with contractor Monday, 9/30/24 and then finish paying them.

There are about 5 other decks, and a railing of which Sean is aware that need repair. We budgeted \$15,000 on the Reserve Expenses for deck repair. We went over budget on just this one. It seems that previous attempts to repair decks have only served as a band aid. Building 8 deck damage caused by pergola overhang, water damage, improper gutter replacement and design flaws over a period of years requiring the amount of work that was done.

Sean is very happy to have found Summit Design & Fabrication. They do excellent work.

The pool got closed on 9/15/2024. Marc Phillips has learned how to winterize the pool and will save money for the Association by not having an outside company come in and winterize the pool.

Sean will be meeting with Alberto from Rocky Mountain Landscaping & Maintenance on Monday, September 30, 2024, to finalize snow placement. There will be areas where parking will no longer be available due to snow removable. Owners should be a lot happier with snow removal this coming year. The bill might be slightly higher. Because Rocky Mountain does snow removal for the Reserve Apartments across the street and to the East of WFV, we will be in a real good position with snow removal this year.

If you see malfunctioning sprinkler heads, please let Sean know via text or phone call to WFV cell 970-415-1926. We are getting close to blowing out the irrigation system. We have another 1 to 3 weeks before that happens. Sean is really pleased with Alberto and doesn't think the property has ever looked this good. They will also be trimming the bushes and plants.

Sean is very pleased with Marc. They have added stair railings to buildings that need them for safety purposes.

Sean is going to start cracking down and having cars that are in violation of Covenants towed. Marc & Sean have left violation stickers on vehicles all over the complex.

We have vacancies in both the apartment and Suite A. Sean wasn't sure if we wanted to rent those units on a short term basis. It was pointed out that Suite A was intended to be rented out on a short-term basis.

Mike Gantz stated that the degree of decay on the building 8 decks happened over a period several of years and was never discovered. This problem goes back 10 or 12 years. Sean stated that they have found signs of improper spackle jobs on trim. Mike Gantz stated that it seems to point to the predecessor of the most recent property manager and maintenance person. Sean agreed. Sean said, "Structural Coating did the initial, I think they were contracted out to kind of like painting the buildings. They go through and address and it just wasn't cutting the mustard. I'm not sure if it was a good buddy deal, or what but I feel like it is." Going forward Sean is real happy with Summit. He would like to keep them busy and keep them around. They are local guys and do fantastic work.

Mike Montoya asked the name and specialty of that company. Sean responded Summit Design & Fabrication, and they are general contractors.

Open Discussion:

Bonnie Stauffer – questioned whether HOA dues would be increasing in 2025. Sean stated that he thought it would be between \$20 and \$100.

Sean Dolan – discussed the issue of insurance being a budget factor because of increases due to wildfires. Also, insurance companies have been banning the use of grills on decks.

Carolyn West – did any of the home owners insurance cover anything on those decks? Insurance does not generally cover maintenance. Jan mentioned that assessments had been discussed.

Question: Does this deck construction involve one or two decks?

Sean – Two decks on Units 807 & 808.

Mike Montoya – Next time you talk to Summit ask them if this damage is directly related to the pergolas being open.

Sean – It's that and gutter placement and material degradation. It's a perfect storm.

Mike Montoya – This is something that has been happening for years. It is not something that happened overnight.

Sean – I am going to post a note to people with these open decks, they have to do snow removal on their open decks themselves. The story Sean got about why there are pergolas there was because it looked nice. Maybe cost savings as well.

Amalia Johnson – Talking about vehicles being towed, what if they have them up on their driveway?

Sean – If they are up on the resident's driveway, I can't touch them.

Amalia Johnson – Even if they have expired plates?

Sean – Can't touch them, unless they are in any kind of shared parking (common element).

Amalia Johnson – How about there are two people in a place and three cars, but only one driver?

Sean – I can't police that.

Mike Gantz – Covenants state that a vehicle has to be moved a least every 14 days. So, if one person has three cars, and moves them within that 14 days, there is nothing that can be done.

Sean – In order to have a car towed, he must call the city. They come out and tag the car and after 24 hours the car can be legally towed. Sean calls the tow company and they will come tow the vehicle.

Old Business:

Summit Design & Fabrication bid on replacement of 15 Douglas Fir columns around clubhouse.

Total bid \$104,598.40. It would take 40 to 50 days. Sean discussed the bid. No decision was made.

Sean will pursue other bids. It was also suggested that Sean seek alternative solutions to replacing the timbers, as in reinforcing the structure and leaving the existing timbers. The weakest point is the timbers on the north side of the clubhouse. It is the shared deck for the two guest suites. The deck can be blocked off so that it cannot be used and Sean will shore it up as well, as a temporary fix. Sean will check into using different materials.

New Business:

Pet Committee – Jan suggested that a committee be formed to review the pet rules and update the Pet Registry book. Bonnie Stauffer, Carol Patch, Carolyn West will work with Jan Massey to complete this task.

Budget Meeting Dates – 5:30 PM on Thursday, 10/10/24; Tuesday, 10/15/2024; Wednesday, 10/30/2024; Wednesday, 11/6/2024 and Tuesday, 11/12/2024 (tentatively if needed). Meeting times limited to 90 minutes or 1 and a half hours. (5:30 PM-7:00 PM). Sean will get feedback from Matthew and Dottie about these meetings times. Jan explained that the budget committee can be comprised of both board members and non-board members. All board members do not have to be on the budget committee and non-board members can be on the budget committee. All owners are invited to the Budget meeting on Friday, December 13, 2024, at 7:00 PM.

29th Street Meeting Prep – discussion about what everybody at the Board meeting wanted and expected to see happen with the extension of 29th Street to 65th Avenue.

Reports:

Transaction List by Vendor – no questions or discussion

Profit & Loss Budget Performance – no questions or discussion

Balance Sheet – the \$50,000 CD at Wells Fargo matured on 9/22/2024 and was renewed at Wells Fargo for 7 months at 4% APY. The interest that it had accrued, \$1,372.27 was transferred to the Wells Fargo checking (operating) account.