

**WEST FORK VILLAGE  
HOMEOWNERS ASSOCIATION  
BUDGET MEETING  
December 13, 2024**

Members Present:

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

Also Present:

Bill and Carrie Huenink, #103  
Carolyn West, #107  
Melinda Cronin, #112  
Rachel Wood, #203  
Nancy Hall, #312  
Alvin and Carmen Padilla, #403  
Alissa Factor, #409  
John Watts, #410  
Tammi Guerrero, #601  
Lisa Shewmon, #703  
Chuck Seier, #804  
Carol Patch, #1001  
Bonnie Stauffer, #1012  
Amalia Johnson, #1102  
Lily Quick, #1111  
Liddie Coburn, #1203  
Cheryl Ochsner, #1402  
Kris Edwards, #1404

Meeting Start Time: 7:00 pm

1. Welcome. Mike Gantz introduced himself and thanked attendees for coming. He then introduced all Board members who were present. Mike referred to the mailing sent to owners prior to this meeting wherein a \$30 per month increase for condominium owners and a \$20 per year increase for garage owners was included; and he gave background information on that

decision. He then went through the proposed budget, section by section, and explained some of the numbers, including a 36% increase in the insurance renewal cost. He noted that the HOA is experiencing all of the same cost increases that everyone in the complex is also experiencing. He asked for questions from the audience.

2. Open Discussion. Questions were received and answered about the \$120,933 gross budget surplus, the reserve expenses, the hardship this increase places on certain owners, options that were explored to lower the 36% insurance cost increase and other budget items that could have reduced the \$30 per month increase in dues, maintenance cost increases, future projects coming up (asphalt and painting of buildings), the likelihood of an owner special assessment in 2025, our actions taken to maintain a reasonable amount in the reserve account, basing monthly dues and special assessments on the square footage of the unit, increasing the insurance deductible to help avoid owner special assessments which has been explored by the Board, the advantage of owners maintaining relatively cheap insurance on special loss assessments, the unexpected need to repair several decks that were in hazardous condition at about \$24,000 each, under what circumstances the party liable for damages is determined to be responsible for repairs, and the importance of maintaining a paper trail on any complaints or requests for action from the Board or the Onsite Manager. Matthew gave specific scenarios of how deductibles are applied. Attendees were advised of how owners and residents could assist by helping rent out the 3 units available for rent in the upstairs of the clubhouse. Matthew advised of the results of the Board's investigation of replacement of the carpet in the workout room.
3. Voting on the Proposed Budget. Owners then cast their votes on the proposed budget; ballots and proxies were collected and counted by 2 independent parties (Bonnie Stauffer and Tammi Guerrero) in the Board room. Once the counting was completed, it was announced that the proposed budget was approved with 29 votes cast, 26 votes for approval and 3 votes against approval. The proposed budget was approved effective January 1, 2025 and the new dues rates were announced. Jan described the process she follows in processing dues payments and late fee assessments and the reason for the policy to not grant any waivers on late fees. A discussion followed on the potential of future roof replacement needs. Matthew advised that original owners have a lifetime warranty on window replacements. Sean discussed the presence of Greeley Police on the premises and when residents should contact the police; and he advised of the progress of the apartment project and the new road happening to the west of the complex.

Whereupon the meeting was adjourned at 7:54 pm.

Transcribed from Recording,

Dottie DeMark  
Secretary