

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

**January 23, 2025**

**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:**

Amalia Johnson  
Alvin and Carmen Padilla

**Meeting Start Time: 6:00 pm**

1. Roll.
2. Approval of November 21, 2024 and December 13, 2024 Minutes. A **Motion to approve the General Meeting and Executive Meeting Minutes on November 21, 2024 and the Annual Budget Meeting on December 13, 2024, with the corrections sent to the Secretary via email to the Members, was made** by Mike G, **seconded** by Jan, and the **Motion was Approved.**
3. Property Updates/Open Discussion. Sean advised that the proposed 2025 budget was approved by the unit owners. HOA unit owners dues are now \$280 month and garage owners are \$250 annually. Bonnie had advised Sean that she found graffiti on the back of some of the garages facing Highway 34. Marc has removed the graffiti with 2 coats of paint. Sean advised that Alberto removed the snow this past weekend; he was here early and got it all mostly done. More snow is expected tomorrow night. The new 55-inch TV has been installed in the clubhouse lobby. The other TV's will be here by January 25 and February 13. In spring Sean and Marc will inspect the upper balconies. Pool repairs are coming up. This will include paint, the backwash valve, the stairs in the concrete, repair and replace the sand filter mediator, and fix the fill line. The repair company needs a 2-week lead time, 3 days for painting work with an acid wash then prime. The temperature must be 40 degrees or higher to do this work. Sean was advised that there has been misuse of the sauna; people are pouring too much water on the heater and the water has leaked through the cedar, drywall and tile. Marc has put linseed oil on it and he is able to do all the repair work on it. Sean advised that it would cost around \$4,500 to replace tiles at the base of

the heater in the sauna which Marc can do. A discussion was held regarding the replacement possibilities for the tiles in the sauna. Sean will take pictures of all the repair work they do and circulate them at the annual meeting. Sean has placed a sign up now advising users about pouring water on the heater. Amalia asked if there are any cameras there. Sean stated no because of the closeness to bathrooms, but he will figure something out. Sean will get Milgard to fix the window in the conference room.

4. Old Business.

- a. Spring Paving Operation. Matthew advised that there is no start date yet, and he will contact the contractor.

5. New business.

- a. Reserve Study. Sean explained what a reserve study is and how it will be determined. The same people, Association Reserves, have done our reserve study 5 times in the past. The process is: they come here to inspect, make a report, allow 60 days for revisions, and the report will be done by April 6. We have already paid for half of it. The last study was done in 2020. Matthew asked if all the bollards are working. Sean stated yes, and they were replaced with electric ones, not sun driven. Mike M advised that the light poles in new complex might be a good option; they give more light and are raised higher. Sean will look at them; we could install them as old ones break.

6. Reports.

- a. Transaction List by Vendor for December 2024 and January 2025. Matthew asked about the \$1,842.50 paid to Rocky Mountain Landscape titled 'snow event' and Sean advised there was about 3 inches of snow, and it melted pretty fast. Matthew asked about the January 17 payment to State Farm and was this the new monthly charge, and Jan responded, 'pretty much.' Sean advised he was thinking about motion detectors near where the graffiti occurred; Marc will be clearing out the back brush behind the garages to deter graffiti and homeless people nesting there.
- b. Profit and Loss Budget vs Actual from 12/13/2024 through 1/22/2025 and Balance Sheet as of January 22, 2025. P&L: Sean updated members on the status of the rental spaces; we have only the suite occupied. Dottie asked if the budget column represented the 2025 budget numbers. Jan stated she was not sure but she would look into it and start the time frame from January 1, 2025 and use the 2025 budget. Balance Sheet: Jan advised that she moved the money in the PNC account to Belco and closed the PNC account. Also, she moved \$55,000 from the Wells Fargo operating account to a money market at Bank of Colorado.

WHEREUPON, the Board all attendees exited the meeting and the Board went into Executive Session at 7:06 pm. The minutes of the Executive Session are recorded elsewhere. The Board returned to the General Meeting at 7:16 pm.

A **Motion to adjourn the meeting** was made by Dottie, seconded by Mike M, and the **Motion was approved**. The meeting was adjourned at 7:16 pm.

Respectfully submitted,

Dottie DeMark, Secretary