

WEST FORK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 27, 2025

Members Present:

Sean Dolan, Onsite Manager
Mike Gantz, President
Dottie DeMark, Secretary
Jan Massey, Treasurer
Matthew Shewmon, Voting Member

Absent: Mike Montoya, Vice-President

Also Present:

Carolyn West, #107
Nancy Hall, #312
Alvin and Carmen Padilla, #403
Tammi Guerrero, #601
Lisa Shewmon, #703
Carol Patch, #1001
Bonnie Stauffer, #1012
Amalia Johnson, #1102

Meeting Start Time: 6:00 pm

1. Roll Call.
2. Approval of January 27, 2025 Minutes. Dottie advised that she received minor corrections to the January minutes via email and those corrections have been incorporated into the minutes presented to the Board tonight. A **Motion to approve the January 27, 2025 Minutes with the email revisions included therein was made** by Matthew, **seconded** by Jan, and **the January 27, 2025 Minutes were approved.**
3. Property Updates. Sean advised that all the Direct TV dishes have been installed and updated. There is a traveling nurse renting the upstairs apartment through June; there are several overnight rentals on the books, and there are some parties scheduled right now. Marc is installing silica around the pool for traction. Pool and Spa Medics will be here Monday to repair the stairs, backflow, replace the sand in the filter. Sean explained the process of removing the sand; the pool has to be emptied for this process. The new sand filters out red blood cells. Both light fixtures in the pool are bad; Sean explained the process to fix the lights and he will see if we

have money to do the pool lights this year or next. Jan said we could use our repair money. Sean said that they will be getting the outdoor shower working next week. The Pool and Spa Medics will take about a week to finish and then it will take 5 days to dry. Sean will contact Alberto to start up season functions. Sean will be enforcing the same rules during the upcoming paving process and vehicles violating the parking rules will be towed. The volleyball net arrived and has been put up.

4. Open Discussion. Bonnie advised that the hole in the ground by trash receptacle is still there; Sean will address. Amalia asked when the pool will be open and Sean is confident it will be at 9 am on Friday of Memorial Day weekend. Board members are welcome to come in early and test it out. Nancy advised that her porch at Unit 312 on the bottom coming into door is cracking very bad. Sean advised her of the product he has used for cracks around the pool; it is called Silica. Nancy asked whose responsibility that repair is. Matthew referred to the reserve study and feels it is the HOA's responsibility. Nancy asked if it will be addressed in the future. Sean suggested waiting until we have warmer nights because it is sensitive to temperature. Sean and Marc will take a look at it. Nancy asked if she gets a window repaired but not replaced, does she still go through the Architecture Committee. Sean advised that the Architecture Committee only needs to be involved if a window is being replaced and Sean asked that Nancy send him an email describing what will be replaced in the windows. Carol asked whose responsibility the back patio is because hers is cracked. Sean will address it. Amalia asked about the pillar that is leaking by building 11 where the sidewalk splits on north side. Sean will address this but we need to wait for warmer weather on most of these things. Amalia asked about the flashing; Sean will address it. Amalia asked if Sean has been hired as onsite manager and was told yes. Tammi advised that the handles on the stationary bike are getting old and are sharp and could cut someone. Sean will address this. Sean warned not to park in your driveway because the new pavement takes 24 hours to cure.
5. Old Business.
 - a) Connell Paving, Tentative Schedule. Connell will start between April 11 and April 14th. Residents should park where they can. Sean will place paper notices on everyone's garage. He will call the tow company. There are some cracks from the first paving that will need to be fixed and he will bring them to Connell's attention. They will probably need to be sealed.
6. New Business.
 - a) FHA Recertification. West Fork lost their FHA certification in 2023. Sean has finished the application form but he needs someone to read over his work. Sean explained the purpose of FHA certification.
 - b) Garage Sales. It was agreed to do just one garage sale this year. Amalia suggested it be held at a different time than the rest of the neighborhoods. Bonnie will find out when the community will be having theirs. This matter will be addressed at the next meeting.
7. Reports.
 - a) Transaction List by Vendor for February 2025/March 2025. Mike M got the supplies to fix the gutters at cost through his company and Marc has started on the project. One of the \$80.00 payments to Fetchpoop is a duplicate error. Sean fired Fetchpoop and is vetting others to replace them. The 2 payments to Fossil Creek Nursery were for iron shots that Marc will be giving to the trees and shrubs. Sean will find out why there are two \$80 payments for this.

b) Profit and Loss Budget Performance & Balance Sheet. P&L – There were no questions on this. Sean will try to remove one of the columns that is duplicative. Balance Sheet – Mike G asked about the -\$97.71 in Account 2000, Accounts Payable. Jan advised that she doesn't do the balance sheet but Mr. Yeager will be at our May 27 meeting and we can ask him about it.

Whereupon, the public left the meeting and the Board entered into Executive Session at 6:42 pm. The minutes from the Executive Session are recorded elsewhere. The Board returned from Executive Session at 7:47 pm.

A Motion to adjourn the meeting was made by Dottie, seconded by Mike G. and the meeting was adjourned at 7:47 pm.

Respectfully submitted,

Dottie DeMark
Secretary