

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

**April 24, 2025**

Members Present:

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

Absent:

Mike Montoya, Vice-President  
Dottie DeMark, Secretary

Also Present:

Carolyn West, #107  
Alvin and Carmen Padilla, #403  
Tammi Guerrero, #601  
Lisa Shewmon, #703  
Rose Dittmar, #908  
Amalia Johnson, #1102  
Kris Edwards, #

Meeting Start Time: 6:03 pm

1. Roll Call.
2. Minutes of February 27, 2025 and March 25, 2025 Meetings. A **Motion to approve the February 27 , 2025 and March 25, 2025 meetings was made** by Jan, **seconded** by Mike G, and the **Motion was approved.**
3. Property Updates. Sean advised that the paving work done by Connell was completed and he is pleased with their work. Next year we will need some concrete work before the paving begins. The north balcony rotted timbers at the clubhouse have been replaced with 10 X 10 posts. A quote was requested for adding more timbers and boxes built around them. Marc got on all balconies and made a report showing required repairs. Three of the balconies need more immediate attention. Rocky Mountain Landscaping aerated and mowed the lawns and Marc fertilized them. The drip lines to the trees will be repaired by Rocky Mountain. Backflow testing is being requested by the City and is scheduled for May 16. Pool and Spa from Brighton did not do the type of work we expected. Scheduling issues were a problem. Marc has been fixing/finishing their work. Sean will negotiate with Pool and Spa to determine what we will pay them. The pool lights are being installed by Dunham. The anti-slip coating around the pool edge

will go on soon. The pool will open Memorial Day weekend. The grill is in rough shape. The estimate for a similar model is \$650.

4. Open Discussion. Amalia advised that the bushes by her patio are dead; her neighbor has been dropping cat hair in the grass; and the garbage disposal is not working in the clubhouse. Matthew asked if Connell corrected the cracks from last year. Sean advised they consider that maintenance since we did not choose the 18" deep option. Matthew asked if we have received proof of insurance from our general contractors. Sean advised that Rocky Mountain Landscaping will get it to us soon. He is unsure if Pool and Spa will give one; Troudt will give us one. Jan asked if the concrete company can give notice of when they will do work. Kris Edwards asked about a refund of working capital since she sold her unit.
5. Old Business.
  - a) FHA Certification. Sean is trying to get direction of what is needed from the HOA and how to complete and where to submit the documents. Jan said there are approximately 104 owner-occupied units and 76 rental units; 58% owner-occupied and 42% rentals.
  - b) Garage Sale Update. Bonnie was not at the meeting to give an update. Sean will contact Pinnacle to see when they are having theirs.
6. New Business.
  - a) Meet your Neighbor Event. A coffee and donut meet and greet will be scheduled again for May 17 from 9 am to noon. The shower at the pool is working.
  - b) Altitude Foreclosure Class. The law firm Altitude holds seminars for HOAs. Jan and Sean attended a foreclosure seminar. There are a lot of rules to follow and they must be done perfectly in order for it to be lawful. Non-payment of dues can be the basis for foreclosure.
  - c) July Board Election. Two spots will be vacated on the Board in July; Mike M and Dottie are leaving.
7. Reports.
  - a) Transaction List by Vendor for March 2025/April 2025. Members reviewed the report and all questions were addressed.
  - b) Profit and Loss Budget Performance and Balance Sheet for March 2025/April 2025. Members reviewed the reports and all questions were addressed.

WHEREUPON, the guest attendees exited the meeting and the Board went into Executive Session. The minutes of the Executive Session are recorded elsewhere. The Board returned to the General Meeting.

A **Motion to adjourn the meeting** was made, seconded, and the **Motion was approved**. The meeting was adjourned.

Respectfully submitted,

Dottie DeMark, Secretary

(The above minutes were transcribed from the notes taken by Lisa Shewmon due to the Secretary's absence from the meeting. The meeting was not recorded.)