

WEST FORK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 22, 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:

Alvin and Carmen Padilla, #404
Tammy Guerrero, #601
Lisa Shewmon, #703
Rose Dittmar, #908
Carol Patch, #1001
Bonnie Stauffer, #1012
Amalia Johnson, #1102

Meeting Start Time: 6:00 pm

1. Roll Call.
2. Minutes of April 24, 2025. The minutes of the April 24, 2025 meetings were reviewed and updated with corrections from Board members via email. A **Motion to approve the minutes of the West Fork Village Board of Directors of the General Meeting and the Executive Session held on April 24, 2025** was made by Jan, **seconded** by Matthew, and the **Motion was approved.**
3. Property Updates. Sean advised that the sprinklers have been turned on but there are some areas that need work. Marc added fertilizer to the grass. The west end drip line doesn't seem to have water flowing through it. Jan explained the situation with the sprinklers on the west end. Sean will adjust the sprinklers in that area as he wants to make sure the trees are getting water. He will get a cost estimate to put in an actual zone in that area. The backflow testing was done last week and no repairs were needed. The paperwork was sent to the City. The meet and greet held last Saturday was well attended. The pool will be opening Saturday. Sean still has to hose the furniture and get it out and paint the shower base. There are leaks everywhere on the PVC pipe as a result of poor workmanship by Pools and Spas. Troudt and Marc replaced some PVC

pipe to fix the leaks. The chemicals are in the pool now. The pool temperature was 64 degrees last night. Marc troubleshot the heater and replaced some sensors so it's working now and will be warmer this weekend. The lights were installed by Dunham. Sean highly praised Marc's abilities and excellent workmanship. Dog complaints continue; please pick up after your dog and have it on a leash. The nurse living upstairs did not renew her contract and will be out June 8. Three garages owned by the HOA have been emptied and are ready to rent out.

4. Open Discussion. Jan explained a Property Portal on Weld County website where you can pull up a list of all owners and garage owners at West Fork. Bonnie advised that she has seen several units where the Ring doorbell is being attached to the building instead of putting it on the top of the existing doorbell. Matthew stated that if they are attaching the Ring doorbell to the building they would need to first contact the Architecture Committee for approval. Sean will walk the property and advise owners who have attached them to the buildings. Matthew talked to Hunt about sealing and crackseal. He said sealing is a good idea but to give it 3-5 years first. Crack seal is important for new cracks. Hunt suggested contacting Quality Paving Consultants who can help make arrangements for him to come onsite. Alvin asked whose responsibility it is to pick weeds between WFV and the complex to the east. Sean will contact someone. Mike G is noticing Dish satellites permanently mounted to the roof. Sean said they may be an exception to the rule and he will research it. Rose suggested they put them on the building instead of the roof. Dottie said the lawn looks wonderful since Marc fertilized.
5. Old Business.
 - a) July Board Elections. Sean has 3 people interested in positions. Commitment is 1 meeting a month, \$80 deducted from dues monthly (shouldn't be the only reason), and watch your emails for issues that come up between Board meetings. Mike G added that you could be asked to take on projects from time to time. This is not a self-serving position; it's for the community. Sean will try to get a Zoom license to be able to have a web meetings if needed.
 - b) Garage Sale Dates. Amalia asked when the garage sale will be. Bonnie advised that other complexes in the area are not having theirs until September since they had a poor turnout last year. Sean suggested June 20-21. A discussion followed about advertising for the sale.
6. New Business.
 - a) CPA Yeager Visit to Board Meeting. Our CPA cancelled for tonight. Jan thinks it would be good if he came to the annual meeting on July 26 and explained the balance sheet and P&L and take questions. Jan will invite him.
 - b) BBQ Grill. Sean advised we are getting a new grill. Jan and Matthew will buy it from Costco tomorrow. Matthew is not sure if a connection to gas is included for natural gas or propane. Mike G. discussed how the shutoff valve works. Alvin asked if we could place a box over the gas line. Sean will have Troudt look at it.
7. Reports.
 - a) Transactions List by Vendor for April 2025/May 2025. The April water bill was for usage prior to the pool being filled. The expenses for the Meet & Greet were for coffee, water, juice, donuts and pastries.
 - b) Profit and Loss Budget Performance & Balance Sheet. P&L: The year-to-date amount for Clubhouse Repairs was for balcony pillars. We still owe them money. Sean will negotiate with Pool and Spa on their final billing. We also need to pay Troudt for plumbing work. Balance Sheet: Jan advised that the Bellco CD matures on June 19, 2025; it has earned

\$4,000 in 5 months. The Wells Fargo CD showing \$87,000 has an additional estimated \$660.34. Matthew asked if Marc was going to patch the worn-down areas on the asphalt before Connell does next year's asphaltting. Sean will get an estimate to cold patch the areas.

WHEREUPON, the guest attendees exited the meeting 6:44 and the Board went into Executive Session at 6:51 pm. The minutes of the Executive Session are recorded elsewhere. The Board returned to the General Meeting at 7:28 pm.

A **Motion to adjourn the meeting** was made by Dottie, seconded by Matthew, and the **Motion was approved**. The meeting was adjourned at 7:28 pm.

Respectfully submitted,

Dottie DeMark, Secretary