

**WEST FORK VILLAGE  
HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
JUNE 26, 2025**

**Board Members Present:**

Mike Gantz – President	Jan Massey – Treasurer
Mike Montoya – Vice-President	Matthew Shemon – Voting Member (by phone)
Dottie DeMark – Secretary (by phone)	Sean Dolan – Property Manager

**Owners:**

Rose Dittmar	Bonnie Stauffer	Carol Patch
Alvin Padilla	Carmen Padilla	Chad Marin
Jamie Marin	Pamela Evans	Nicole Carney
Tammie Guerrero		

**Others:**

Cheryl Ochsner – Resident	Alisha Bragg – Interested Party
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**Meeting Start Time: 6:17 PM**

**Roll:**

Was not called.

**May 22, 2025 meeting minutes:**

Edited and approved by email. Uploaded to WFV Website earlier in June.

**Property Updates: .07**

Unit 108 has been secured. Honeybees in Unit 1109 have been removed. Contact the Property Manager if you have a wasp problem. (970-415-1926 or [onsitemanager@westforkvillage.org](mailto:onsitemanager@westforkvillage.org)). Early June a storm damaged the oak tree in front of building #2. The Newell Brothers pruned and strapped the oak tree and pruned a pear and a red maple between buildings 14 & 15. More trees need attention. Marc and his nephew cleaned gutters that had work orders on the lower levels earlier this week. Slaughter Roofing will come out next week to clean the higher-level gutters next week. Marc will follow Slaughter to finish cleaning the lower-level gutters. **2:28** No bid was received from Slaughter. The price from Slaughter Roofing will be less than the bid received for \$850 per building from TruBlue. Purchased a new grill. On the advice of Troudt Plumbing, it was not hooked up to the pre-existing natural gas supply. The natural gas supply was capped off and a propane tank was purchased to fuel the new grill. Sean & Marc are thinking of using the natural gas connection for a fire pit. Sean did light checks before he went on vacation. Report light outages should be reported via email to the onsite manager. The association has two garages for rent. Satellite dishes are protected by federal law. **4:48**

**Open Discussion: 5:10**

**Garage Sale:** Monday before sale, Marc got the banner and signs out on 29<sup>th</sup> street, Lisa Shewmon posted the garage sale on Craigs List, thank you to both. Sean had posted a sign, before he went on vacation, on the clubhouse reminding everybody of the garage sale. There were about ten vendor participants on each day. There was disagreement among the attendees at the meeting as to the success of the sale. It was felt that there was not enough notice to residents and owners about the sale. Some meeting attendees felt that they were not given enough notice about the garages sales, because they did not know about it until they saw the sign posted at the clubhouse about the garage sale when they went to the clubhouse on Sunday, June 15, 2025. **5:54** It was pointed out that the garage sale has been discussed at board meetings in March, April, and May. All of these minutes had been posted to the website several weeks prior to the garage sale. It felt to some meeting attendees that it was a last-minute thing again. Mike Gantz guaranteed that it was not a last-minute thing again.

**Pool Parties: 7:04** Is there a limit to the number of guests residents or owners can have at the pool? A resident observed a group standing in line to get into the clubhouse and pool. Having that many people cannot be safe. Pam Evans said that according to the website parties had to be approved by the Board. Clubhouse rules regarding parties reads as follows: "For parties exceeding the allowable number of six (6) adult Guests, utilization of the Premises must be approved by the Association or On-Site Manager via the submission and approval by a Member or Tenant-Occupant of a Clubhouse Reservation Form and payment of the Non-Refundable Clubhouse Usage Fee and Refundable Damage Fee." The party in question was rented, reserved and approved by the On-Site Manager. He was told there would only be thirty people at the party. **7:53** It was suggested that the WFV pool be reserved for residents only and if people wanted to have a big party do it at a public pool. To police the WFV pool, someone would have to be hired to sit at the pool. Cheryl Ochsner volunteered to police the pool. **9:22**

**Other Issue Day After Pool Party: 9:53** There was nobody at the clubhouse. There was no toilet paper in the bathroom. Trash cans were full and running over. People were using paper towels and flushing them. Cheryl Ochsner told them to stop. She got Kleenex for the bathroom and went to her home to get toilet paper for the clubhouse. Why wasn't there somebody protecting the WFV property? **11:27** Bonnie Stauffer said we are not the only complex who does not have anybody at the Clubhouse sitting in the office all the time. Those complexes have the same problem. As it were, Jan Massey went to the clubhouse to do some clerical work that same day. When she got there, she was informed of the situation. She went to the supply closet for toilet paper. She stocked both bathrooms. Collected the trash in both bathrooms and the fitness room. She also reimbursed the two residents who had supplied toilet paper double what they had so thoughtfully provided. The next day, Monday, June 16, 2025 she went to Home Depot and purchased four large trash cans for both bathrooms, fitness room and upstairs kitchen to accommodate large groups, especially on the weekends.

**Dumpster: 14:05** Trash shed #1 between buildings 9 and 10: Notification was received at onsite email on Saturday 6/14/25 and again on Monday 6/16/25 by phone to treasurer that recycling had not been picked up for a few weeks and the trash shed itself was overflowing with trash and recycling. (Onsite manager was on vacation). Waste management was notified on Monday, June 16, 2025 at 4:05 PM. They said they would make note, and the recycling was due to be picked up the next day. Tuesday, June 17, 2025. Trash and recycling were picked up on Tuesday, 6/17/25 and the trash shed was cleaned up. Bonnie Stauffer and treasurer verified this. There is a problem with people who have no affiliation with WFV using our dumpsters to dispose of their trash. Sean said if you notice unauthorized people using our dumpsters use your phone to take pictures of the perps. That is a felony. A statement was made that people do not know who to call or contact about this issue. It was stated that e-mails for board members and onsite manager are on the web site as well as the association cell phone.

**Storm Doors: 17:35** Rose Dittmar wanted to know if storm doors had to be approved by Architecture Committee. If you get the preapproved model and color, you do not have to submit for approval with the Architecture Committee. There are a couple of storm doors that do not meet the specifications on the web site. These were grandfathered in before specific storm doors were designated as approved.

**Miscellaneous: 18:50** Carol Patch apologized to Sean for texting him while he was on vacation. She did not know he was on vacation.

**Sprinklers: 19:33** Cheryl Ochsner reported a sprinkler shooting up in the air. Sean will get with Alberto to get the sprinkler issues resolved. Dry spots with dirt showing through were reported in front of Building 10.

#### **Old Business: 20:47**

**July Board Election** – Individuals who have shown interest are: Rose Dittmar, Lisa Shewmon, Tammi Guerrero, and Nate Buie. Mike Montoya and Dottie DeMark have reached their term limits this July. Which leaves three board members. Mike Gantz and Matthew Shewmon reach their term limit July, 2026. According to by-laws there can be 3 to 7 board members. A mailing will be sent out to all owners announcing the Annual Meeting and election of board members. The mailing will include a proxy, an agenda and a letter announcing the meeting. Each candidate gets two minutes to speak to the attendees about their candidacy. After the Annual Meeting, there will be a short executive session to determine officers of the board, president, vice-president, secretary, and treasurer. Rose Dittmar will not be able to attend but will submit her interest in writing and volunteered to call in to speak to the attendees about her desire to be on the board. Any owner interested in being on the Board is welcome to submit their name up to and including a write-in on the day of elections. Mike Gantz reiterated what he said last month. **22:41** "Board positions are truly non self-serving situation. Board members receive \$80 per month compensation in the form of reduced Monthly Dues. Hopefully, that is not the reason people want to be on the board. You need to work for the community, affect change, protect your investment. You will be expected to attend meetings. You will be expected to take on side projects. If you are unable to meet these expectations, perhaps you should not run for the board."

**New Business:**

**Heat Pump on Building 9 23:45** – Unit 908 installed a heat pump to replace their air conditioner. The issue is the placement of the heat pump. Because of the size and shape it required that the pad upon which it sits had to be built out farther into the grass than the other units on either side so as not to restrict airflow to it's neighbors. This only creates an issue to any unit placed between two other units. There is also a heat pump on Unit 911 that is in alignment with it's neighbors. It is however, an end unit. A resident complained about the aesthetics of the installation. Sean and Marc will work on a simple solution to remedy the situation. Heat pumps are legal replacements for air conditioners and furnaces. They use less energy and are more efficient. Because of this, they entitle the owner to a generous rebate and are protected by federal laws.

**Amendment to Covenant 10.13 28:55** – Thank you to Matthew and Lisa Shewmon for helping to get this mailing stuffed and out to the owners. Stuffed on Monday 6/23/2025 and mailed at the 10<sup>th</sup> Avenue Post Office, on Tuesday, 6/24/2025. Any questions please contact any Board member to explain the amendment or Jan Massey, [treasurer@westforkvillage.org](mailto:treasurer@westforkvillage.org). If you see Jan on the property and have questions please ask.

**Property/Equipment Damage 29:45** – The hot tubs take the brunt of the damage. Unattended children jump in the hot tubs and break the intake filters. This has been observed on the cameras pointed at the hot tubs. Sean pulled footage and checked the finger print logs. The Board approved charging the perpetrators for the damage. Sean will have a sign made and posted. **32:06** Sean tells everyone who has a party, leave it as you find it. We get a security deposit on the clubhouse and pool reservations. Sean had the door guy out today to repair the door on the east side of the pool between the inside and outside pool. The paddle handle is a special order part.

**Main Clubhouse Door Malfunction: 32:50** - Tuesday night, 6/24/25, the electro-magnetic lock on the front door malfunctioned. The company that installed it came out to trouble shoot the fix and could not do it. They contacted an independent contractor that they use, but he could not come out until Thursday morning. He did come out and was able to repair the door. He also repaired the gates and has commercial grade fire door locks that he is going to put in.

**Petition 34:33** – (On June 23, 2025 Property Manager, Sean Dolan, came into possession of a copy of a petition requesting his immediate removal (termination) as property manager. The petition is based on the following concerns. 1) Failure To Foster a Positive Community Environment. 2) Lack of Transparency. 3) Abuse of Authority. 4) Violation of HOA Rules. 5) Erosion of Community Trust. Not one of these concerns provided a specific instance of proof or example to verify the alleged claim. The author of the petition is not an owner of title at WFV, per the Weld County Property Portal. Nor upon further investigation is there any proof that said petitioner has the authority to speak for the owner of record. There is nothing in the Unit file designating anyone as a representative of said owner.

Mike Gantz: "There is a petition to get Sean fired. Please, enlighten us on this petition." Response: "I don't know you." "I am Mike Gantz, President of the HOA and you are?" "I am Pamela Evans, 1308." "It's frustrating." Gantz, "I don't know your name." "It's Cheryl Ochsner." **35:18** Alisha Bragg, sister to Layne Ochsner and daughter to Cheryl Ochsner was also present. Alisha claimed to be a co-owner with Layne Ochsner of Unit 1402. Alisha also claimed that the HOA was informed of the co-ownership, but there is no verification of that other than a phone call by Cheryl Ochsner to Layne Ochsner.

Once identities were established, there was 10 minutes of discussion by all attendees of the following topics: Board Meeting Scheduling, posting of agenda items, WFV-HOA Website, Sean's ability to work two full time jobs, management response to phone calls, broken sprinkler system, condition of the restrooms on Sunday 6/15/25 after a party at the pool on 6/14/25, gutter cleaning and notes on the door, leaves on Northwest stairs in December, 2024. It was a lively discussion and if anybody wants to hear it verbatim, contact Jan Massey and you can listen to the tape.

**Deck Projects 46:48** – Marc and Sean inspected all the upper decks earlier in the year and rated them based on degree of deterioration. The five worst ones are scheduled to be repaired this year. Work is to start next week now that the

temperatures are conducive to a successful cure of the sealant. A copy of one of the bids from Summit was presented to give attendees an idea of what is involved in the process. They will be using a new product to seal the decks. Sean will follow up with Summit about the warranty on the new membrane used to seal the decks and have that answer at the next meeting. The previous sealant had a year warranty. The expense was preapproved with the 2025 budget. The estimate was presented to the meeting as a courtesy. No approval vote was necessary because it was preapproved on the 2025 budget. Decks to be repaired are: 1107, 1108, 609, 409 and 1210. The price per deck is \$4,968.00. There should be enough epoxy left to re do sealant on last year deck 908. They are also going to touch up the railing on 1109 and repair the bee hole left from removing bees from a pillar on Unit 1109. That will kick off next week, but everyone will be notified. Unit 1109 charges are not included in these bids.

**Exercise Bikes 51:20** – Fitness Repair Solutions that does the maintenance on our fitness equipment sent Sean a text about higher quality used recumbent bicycle and a regular upright bike for \$500.00 apiece. After discussion, it was agreed that we would not purchase this equipment.

**Annual Meeting Prep 53:00** – Mass mailing needs to go out to all owners. We need a cover letter from the president, an agenda, and a proxy. On the agenda there should be only three things. 1) Report from WFV CPA, J Scott Yeagher to explain and answer questions about WFV Balance Sheet and WFV P&L reports, Amendment to 10.13 Q & A and introduction of board candidates and election. There will not be time for any other discussion. If there are other issues ie: complaints, requests for maintenance etc, fill out a form or send e-mail to On Site Manager at [onsitemanager@westforkvillage.org](mailto:onsitemanager@westforkvillage.org) or Executive Board at [executiveboard@westforkvillage.org](mailto:executiveboard@westforkvillage.org) .

**Reports 56:29:**

Transaction List by Vendor – questions asked and answered – Does Waste Management charge extra when they must come out for an extra unscheduled pick-up? Yes, but we have not so far this year had to request an extra pick-up.  
Profit & Loss & Balance Sheet – CD at Bellco just renewed for 6 months at 3.83% interest, 3.90 APY on 6/20/2025. Interest was transferred to the WFV operating account.

**Meeting adjourned for Executive Session 1:04**

Respectfully submitted,  
Jan Massey, Treasurer West Fork Village HOA