

**WEST FORK VILLAGE  
HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
JULY 26, 2025**

**Members Present:**

Matthew Shermon, Acting President  
Jan Massey, Treasurer

Dottie DeMark, Secretary  
Sean Dolan, Onsite Manager

**Absent:**

Mike Montoya, Vice President

**Also Present:**

Nate Buie, #105  
Rachel Wood, #203  
Patty Sorensen, #206  
Alvin & Carmen Padilla, #403  
John Watts, #410  
Tammi Guererro, #601  
Lisa Shewmon, #703

Rick L Bowen, #909  
Brandon & Francie Murray, #911  
Carol Patch, #1001  
Chalice Springfield & Chris Bowen, #1004  
Bonnie Stauffer, #1012  
Leonard & Alane Allen, #1311  
Layne Ochsner, #1402

**Meeting began at 10:00 am**

- 1. Roll call and Introduction of Current Officers.** Matthew thanked all attendees for coming. He advised that he was recently named Acting President following the resignation of Mike Gantz as a member and as the Board's President. Matthew introduced the 2 Board members who have completed a 6-year term and will be leaving the Board, Dottie DeMark and Mike Montoya (not present) and a thank you gift was given to Dottie.
- 2. J. Stuart Yeager, WFV CPA.** Matthew introduced Stuart Yeager who was invited to answer attendees' questions about the balance sheet and profit & loss reports. Stuart advised that the HOA has a good capital position and interest income. The HOA is a tax-exempt entity and all activities are tax-exempt except the clubhouse apartment rentals, garage rentals, and sales of garages. He then referred to the balance sheet and explained the accounts receivable entry. Jan explained that liens are filed against owners who are \$1,000 or more late on dues and fines owed. We currently have liens against owners for \$5,000 and \$9,373, and interest is not charged on late fees. Stuart explained item 2599 on the balance sheet, Improvement Liabilities, and the Reserve Study. An attendee asked for a copy of the Reserve Study which Sean will post on the website. Stuart and Jan explained why the P&L Report always shows overbudget. Rick Bowen described the difference between the P&L and the Balance Sheet. Stuart Referred to the Depreciation Listing contained in the meeting packet and explained how depreciation is calculated and who does it. Stuart and Matthew explained the reserve account, which is funded by a 10% allocation of dues paid from the operating account each month. Stuart recommended that the HOA produce a budget variance report monthly. A discussion followed comparing loss assessments versus reserves.
- 3. Amendment to Covenant 10.13.** Matthew introduced the Covenant 10.13 change and why it is needed. Rick Bowen suggested that more information should have been sent out in the mailing in advance of the meeting for owners to think about. A discussion of the 10.13 change followed and questions from the attendees about the details were answered. Jan advised that the FAQ contained

in the handout was created from questions submitted after the mailing went out. Rick Bowen said that the proposed amendment is consistent with other condos he owns.

**4. Introduction of Executive Board candidates and Election of new Board members.**

Matthew noted that the name of Rachel Adams on the ballot should be changed to Rachel Wood. He then explained why we are looking for 5 new Board members; i.e., loss of 3 members now leaves only 2 members on the Board, so the number of active Board members was increase from 5 to 7. Sean read the names of the candidates: Nate Buie, Lisa Shewmon, Tammi Guererro, Rose Dittmar, and Michael Waneke. He advised that Rachel is out of town but left a written script for us to read, and Michael isn't here. The floor was opened for nominations and Dottie nominated Leonard Allen. He thanked her but he declined. Each candidate, except Michael Waneke, then rose and talked to the group about their qualifications and the reason they would like to be on the Board, and Sean read Rose's script. Bonnie and Patty volunteered to count the votes. Attendees voted on their ballots, the ballots were collected, and Bonnie and Patty went into the conference room to count them. The meeting was paused at 11:00 am while the votes were being counted and it reconvened at 11:17 am.

The results of the vote were announced. The new Board members are Rachel Wood, Lisa Shewmon, Tammi Guerrero, Rose Dittmar and Nate Buie.

Upon Motion duly made by Dottie, seconded by Jan, the annual meeting was adjourned at 11:17 am.

Respectfully submitted,

Dottie DeMark, Secretary