

**WEST FORK VILLAGE
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
AUGUST 28, 2025**

Board Members Present:

Rose Dittmar – President

Tammi Guerrero – Voting Member

Nate Buie – Voting Member (by phone)

Jan Massey - Treasurer

Rachel Wood – Voting Member

Owners:

Amalia Johnson, unit 1102

Bonnie Stauffer, unit 1012

Carol Patch, unit 1001

Alvin Padilla, unit 403

Carmen Padilla, unit 403

Nancy Hall, unit 312

Pamela Evans, unit 1308

Layne Ochsner, unit 1402

Bill Exner, unit 1400

Guest:

Cheryl Ochsner, unit 1402

Meeting Start Time: 6:01 PM

Meeting End Time: 7:55 PM

Roll: Rose Dittmar, President introduced all members of the Board

Property Updates:

- Card reader is now repaired after purchasing a support package from manufacturer.
- Clubhouse air conditioner has been repaired. A circuit board arced and burned.
- Tree near Bldg. 6 broke and we have received a couple opinions on what to do to fix it. Arborist (Save-A-Tree) is recommending removing it and is preparing an estimate.
- Pool cover has a new problem—glider arm is broken. Due to mud-jacking and settlement, there is a gap in the track and a sharp piece of metal cut the cover. We have one quote from Cover Care and are obtaining additional quotes. Approx \$6,600 is the current quote amount.
- Sean, Matthew and Jan met with pavement specialist to get a plan moving forward to protect pavement. The specialist recommends crack sealing. Craig from S&S came out to look at cracks to be sealed. (S&S bid for \$4,415.75 was reviewed during meeting. This maintenance is being recommended to be done annual).
- Connell's bid for the final phase of asphalt work, approximately \$95,000, was reviewed. Concrete pans are being recommended as a more permanent repair to correct drainage issues near building 9 and 12.
- Problem with Unit 1410 deck railing reported by owner Bill Exner.

Open Discussion:

- Door decorating contest and Halloween parade/treats along path on far West side of property was recommended by Cheryl Ochsner. It was agreed to proceed as a non-association sponsored event for liability purposes.
- Nancy Hall wants a replacement tree near her unit.
- Layne Ochsner works for All-Terrain and is preparing a landscaping/snow removal bid.
- Alvin Padilla mentioned dead bushes on the property.

- Nancy Hall asked about a barking dog in Unit 305 and will submit an audio recording of the barking and will submit a complaint form.

Old Business:

Amendment to Covenant 10.13: Passed. Amendment will be filed and recorded at the Weld County Clerk and Recorder Office.

Deck Projects: Deck projects have been concluded. We are over budget by approximately \$1700-\$1800 due to Unit 609 having rot damage. Balcony railing on Unit 1410 crumbled during repairs. It is difficult to find matching stone and we need to decide on which sample matches best. Nate reminded residents to remove snow from upper decks to prevent future issues with rot, etc.

FHA Recertification Status: Sean is having difficulty with getting contact from government and he needs help from the board.

Budget Meeting Dates/Volunteers: Budget meetings have been set for: Tuesday, September 16, 2025; Wednesday, October 1, 2025; Tuesday October 14, 2025; Tuesday, October 28, 2025; Wednesday, November 5, 2025 and Monday, November 17, 2025 if necessary. The Budget committee will meet from 5:30 pm - 7:00 pm as needed.

Reserve Study Update: Has been added to the website.

New Business:

Pool Closure: Pool will close September 8, 2025.

Garage Sale: Friday, September 5 and Saturday, September 6, 2025 in conjunction with T-Bone Ranch.

Contracts/Certificates of Insurance: We need to get certificates of insurance and contracts from all our hired vendors before they enter the property to perform work.

Landscaping Weed Control: This was a very bad summer for weeds.

Community Garden: This is a possible option for the volleyball court space which is rarely used.

Pet Policy and enforcement: Covenants are vague, but the leash policy is outlined well in the City, County, etc. There are also signs posted on the property. Pam Evans states she often walks her dog off-leash and feels she's being targeted.

Reports:

Transaction List by Vendor for June, 2025-August, 2025:

- Weed control expenses currently being paid will possibly be comparable to weed control if handled by landscaping vendor.

Profit and Loss Budget Performance and Balance Sheet

- No specific questions were presented related to P&L.
- Jan gave update on Wells Fargo CD amount and why it appears to be an odd amount.

Meeting End Time: 7:55 PM