

**WEST FORK VILLAGE
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
OCTOBER 23, 2025**

Board Members Present:

Rose Dittmar – President

Matthew Shewmon – Vice President

Tammi Guerrero – Voting Member

Jan Massey – Treasurer

Lisa Shewmon -- Secretary (by phone)

Rachel Wood – Voting Member

Board Members Absent: Nate Buie – Voting Member

Unit owners:

Alvin Padilla, unit 403

Carmen Padilla, unit 403

Bonnie Stauffer, unit 1012

Carol Patch, unit 1001

Pamela Evans, unit 1308

Amalia Johnson, unit 1102

Guest:

Cheryl Ochsner, unit 1402

Meeting Start Time: 6:00 PM

Meeting End Time: 7:05 PM

Roll: Rose Dittmar, President acknowledged board members present.

Financial Reports:

- Financial reports were reviewed, and questions were answered by Jan.

Old Business:

- Gutter updates: Last week, Matthew and Marc met with gutter contractor Mike, and it was agreed that gutter extensions are the most economical and effective way to end the drainage problem on the corner decks on buildings 6 - 15. This work should be completed soon. We already had the materials needed on hand.
- Deck repairs:
 - Unit 1410: Nate met with a scoping service to use cameras to investigate the extent of damage before full repairs are completed.
 - Unit 1308 owner Pamela Evans requested an inspection of a soft spot on her deck as well.
 - Unit 1102 owner Amalia Johnson advised her patio wall is wobbly/loose and an inspection was requested.
- Hot tub removal: The two non-working hot tubs will need to be dismantled and hauled off from the clubhouse patio. Matthew is getting a bid for a dumpster, and we will compare pricing to minimize our costs.

Update on Activities Since Last Meeting:

- Winners of door decorating contest are Units 1209, 1004, & 1308.

- Cheryl Ochsner is hosting a craft for trick-or-treaters at 1 p.m. on Saturday and will distribute prizes to the door decorating winners.

New Business:

- Threshold for snow removal was agreed upon as 3” for roads and driveways/concrete surfaces. This is the threshold before the outside contractor will be called in. Marc will continue to address walkways and North-facing surfaces first.
- Salt will be put in the mailroom for residents to use.
- Menjivar Tree Service is coming out on October 24, 2025 to trim trees back from the buildings and to clear shrubs/trees behind auxiliary garages.
- Management Companies: Bids have been received from three companies, and a decision is pending.
- Suites A & B long- vs. short-term rental basis: Lisa explained how suite B and the apartment are long-term rentals and suite A has historically been held as a short-term rental for use by residents. She recommended we consider also listing suite A as a long-term rental to generate income for the HOA.
- Morpho & Idemia resolution: Rachel and Tammi are able to scan fingerprints, but card creation feature is not useable at this time.
- Office computers disposition: Computers cannot be disposed of until Morpho issues are resolved.

Open Discussion:

- No topics were presented for Open Discussion.

Meeting was adjourned.