

**WEST FORK VILLAGE
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
SEPTEMBER 25, 2025**

Board Members Present:

Rose Dittmar – President

Matthew Shewmon – Vice President

Tammi Guerrero – Voting Member

Nate Buie – Voting Member

Jan Massey – Treasurer

Lisa Shewmon -- Secretary (by phone)

Rachel Wood – Voting Member

Unit owners:

Kerri Biddick, unit 1412

Heather Dolan, unit 205

Carol Patch, unit 1001

Guest:

Cheryl Ochsner, unit 1402

Meeting Start Time: 6:00 PM

Meeting End Time: 7:12 PM

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

Financial Reports:

- Profit and Loss Budget Performance, Balance Sheet, and Transaction List by Vendor for August - September, 2025
 - Jan gave CD updates and Jan and Sean fielded questions regarding the reports

Property Updates:

- The wasp problem has subsided.
- Burned out photocells have been replaced.
- Pool cover has been closed.
- Garage sale was a success.
- Crack fill was completed on first phase (east and north sides) of new asphalt. In 2026 we'll need to do the same for the asphalt work that was completed earlier in 2025.
- Connell's work began on the concrete pans and will be completed early next week.
- Newell Bros. removed damaged tree near building 6.
- Unit 507 has a leak around solar tube over kitchen area and Mike Montoya from Slaughter Roofing will address.
- Clubhouse windows to be repaired under Milgard warranty, but there is a new issue with Milgard and they are saying the windows are only warrantied if original owner is also the resident of the unit.

Old Business:

- Certificates of insurance have been obtained from 5 vendors we are currently using and Jan will generate a vendor list, so we can obtain certificates from those we still need.
- Burned out lights in pool area need replaced, but electrician will be needed to do so unless we purchase a ladder tall enough to access. Nate advised he has scaffolding we can use to access the lights. We discussed when the lights need to be on in the pool area, especially during summer hours when it stays light outside until late in the day.
- Door decorating contest and Halloween parade/treats along path on far West side of property was further discussed by Cheryl Ochsner. This is proceeding as a non-association sponsored event due to liability purposes.

New Business:

- Potential deck repair options were discussed.
- Jan advised she has pictures of some decks which have gutters from above draining on the deck surface which is contributing to the rot issues. This is an issue that needs to be corrected ASAP for any other upper decks that have downspouts that are dumping water directly onto the deck.
- Unit 1410 deck repair was approved to move forward since the floor is very soft. Repairs to be performed include re-routing downspout and replacing deck flooring. If flooring can be replaced without replacing pillars, we will do that and address pillars later.

Open Discussion:

- Heather Dolan asked if there could be a sign-up sheet for trick-or-treating for owners wishing to participate. It was recommended that Heather possibly coordinate with Cheryl Ochsner since she is also working on something similar. Heather was hoping for the trick-or-treating to occur at night and Cheryl's idea was for a daytime event. It was agreed this is an owner-initiated event and is not being sponsored by the HOA.

Meeting was adjourned.