

**WEST FORK VILLAGE
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' BUDGET MEETING
DECEMBER 13, 2025**

Board Members Present:

Rose Dittmar – President
Lisa Shewmon -- Secretary

Tammi Guerrero – Voting Member
Rachel Wood – Voting Member

Board Members Absent:

Matthew Shewmon – Vice President
Jan Massey – Treasurer
Nate Buie – Voting Member

Unit owners:

Rhonda Anderson, Unit 1503
Carol Patch, Unit 1001
Lilly Quick, Unit 1111
Alvin Padilla, Unit 403
Wayne Leighton, Unit 1408
John Watts, Unit 410
Nancy Hall, Unit 312
Leonard Allen, Unit 1311
Michael Waneka, Unit 1405
Rick Bowen, Unit 909
Bill Huenink, Unit 103

Bonnie Stauffer, Unit 1012
Amalia Johnson, Unit 1102
Alissa Factor, Unit 409
Carmen Padilla, Unit 403
Laddie Coburn, Unit 1203
Tarah Stegemann, Unit A110 (?)
Patti Sorensen, Unit 206
Alane Allen, Unit 1311
Mike Montoya, Unit 1002
Martha Maziar, Unit 603

Meeting Start Time: 10:02 AM

Meeting End Time: 11:00 AM

Roll: All officers introduced themselves.

Budget Discussion:

- Comparison of HOA dues in nearby communities was presented.
- A description of the budget process was given and what activities went into preparing the budget.
- Many questions were asked and answered by the board, including:
 - the painting schedule
 - the increase in dues charged to garage unit owners

Open Discussion:

- Two unit owners expressed disappointment in their deck repairs.
One unit owner also expressed disappointment in the prior painting that was done on her building.
 - Owners were asked to submit work orders related to their concerns brought up in the meeting.
- One unit owner recommended we check into oil-based paint for the next painting cycle vs. water-based paint.
- A unit owner advised they have water running from roof onto their deck. Mike Montoya advised Marc is working on rerouting the drainage on the units that have this type of design and a work order was requested from the unit owner.

- The board explained how our insurance was shopped for this year and there are very few insurers taking on new associations such as ours. Also, State Farm had the lowest premium.
- One unit owner recommended we present the budget in a different way in the future. Raising the monthly dues is a strategic decision on how to collect the money necessary to keep our facility in good working order. We can either raise dues or have special assessments later.
- One unit owner asked if the property management company would oversee the pool. He was advised we would follow the same process that we have been using in the past. The property management company will not be overseeing day-to-day use of the pool.
- A unit owner asked if the property manager would be handling the rental of the apartment and rooms in the clubhouse. The board advised that duty remains with the Secretary.
- Secretary Lisa Shewmon explained loss assessment coverage and it's importance along with the limits that could benefit owners. We discussed the 1% deductible of approximately \$320,000 which would be assessed against owners in the event of a wind/hail claim.
 - We also discussed how a condo unit owners (or rental condo unit owners) policy might apply. The per building master policy deductible of \$20,000 would be requested from the liable party (unit owner) in addition to the amount of loss exceeding the master policy deductible.

New Business:

- The board advised Advance HOA Management was hired effective January 1, 2026 to serve as property manager.
- Two volunteer non-board unit owners tallied the votes to ratify the budget. The budget was ratified with 29 Yes votes and 5 No votes for a total of 34 votes cast.
- The board confirmed that we will retain Marc as our maintenance person.

Meeting was adjourned.