

WEST FORK VILLAGE
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
GENERAL MEETING
February 27, 2025

Members Present:

Sean Dolan, Onsite Manager
Mike Montoya, Vice-President
Jan Massey, Treasurer
Matthew Shewmon, Voting Member

Absent:

Mike Gantz, President
Dottie DeMark, Secretary

Also Present:

Carolyn West, #107
Alvin and Carmen Padilla, #403
Lisa Shewmon, #703
Rose Dittmar, #908
Carol Patch, #1001

Meeting Start Time: 6:00 pm

1. Roll Call.
2. Approval of January Minutes. The minutes of the January 23, 2025 minutes were not available so their approval was tabled until the April 24, 2025 meeting.
3. Property Updates. Sean advised that we had snow and everyone was happy with the snow removal for the most part. We noticed that there was misuse of the sauna; people were putting excessive water on the coals and water seeped in underneath the wood that was set in the sauna and rotted out some of the wood and there was some mold. Marc ripped out the drywall on the pool side of the sauna and put down Kilz to take care of the mold problem. He replaced the rotten wood, put the insulation back in and put the drywall back up. He did a great job of putting the tile back up. We added more rocks to the inside of the heater itself and put a pan underneath the heater to help disperse the water to avoid this issue in the future. Sean may need to allocate money for a new heater at the next budget session.
4. Open Discussion. Matthew heard a complaint from someone about the snow removal on one of the recent storms. They said it was happening too early in the morning, like 4:30 am. Sean

would prefer that it happens too early as opposed to too late. Several comments came up that Rocky Mountain Landscaping was doing a better job than last year. Carol brought up that several years ago the concrete at the bottom of the steps was chipping up along the sidewalk. Travis mixed up cement and did a band-aid and the band-aid is coming off. It's not urgent. Matthew asked if we have one operational hot tub and referred to the internet. Sean said, yes, and he doesn't want to throw any more money at it; he could maybe get the bottom one up and running by buying a new pump for \$500 then something else would break. He wants to wait another year to spend the money.

5. Old Business.

a) Pool Repairs. Sean related the process involved in repainting the pool. It is scheduled for March 31, weather permitting, along with fixing the ladder, fixing backwash valve, replacing the media in the sand filter and refurbishing the channels it sits on, and replacing filters at the bottom of the pool. Everything should take around 3 days. Trout Plumbing fixed the PCV elbow which will make it quicker to fill the pool. Marc will try to fix the lights in the pool once it is emptied. Sean noted that the pool room needs some TLC. He suggested replacing the floor tile. It would cost about \$400 for Marc to match the tile. Jan doesn't think we should do it. Matthew also voted no on that. Someone asked if there were any plans to replace the grill. Sean said that it does work and he is going to replace the burner tubes and clean up the grates; he doesn't want to spend \$400 on a new grill. Maybe we can put it in next year's budget.

6. New Business.

a) Fetchpoop Contract and Waste Stations. Sean asked if anyone was happy with Fetchpoop; he's not. Jan said they're not doing what they were hired to do. Fetchpoop recommended we put in 4 to 5 stations at \$300 each. Jan doesn't want to spend any more money on Fetchpoop. The issue is people from nearby housing are not picking up so what good are the stations. Someone suggested making the property private but it already is private property. Jan said the issue is policing it; can we get movable motion lights for the west side. Sean will look into it. Matthew suggested we contact Schaefer Enterprises and they use disabled people to do the work. Sean will look for some trail cams and will contact Schaefer. Jan suggested we talk to the owners of the neighboring complexes; not the property managers. Matthew suggested getting a colorful collar to put on everyone living here's dog so we could recognize a dog that doesn't live here and confront them. Sean will fire Fetchpoop and look at other possibilities.

b) Workers Comp Insurance. Jan advised that Pinnacle is increasing their fee for workers comp. We have minimal employees. She wants a Board member to go through the paperwork with her. Lisa spoke up that she is a commercial insurance underwriter and she can help. A discussion followed about our contract labor. Jan agreed to shop elsewhere.

c) Management Companies. Jan thinks we need to begin investigating management companies and not wait until the last minute to replace Sean. Jan is getting burned out on the administrative duties she's doing for the HOA, not on the Treasurer duties. Sean mentioned that we are losing 2 Board members in July. Mike G and Matthew are leaving next year. We need to investigate our options for a management company. Matthew suggested talking to other complexes about their management company. Sean noted we looked into this before and they didn't want the job because of the rentals. Other options

- were discussed. Carol stated that Unit 9 in Building 10 looks like it has been vacant for a long time. She's not sure anyone is living there. Jan said the female went to assisted living. The sons come and go. They have been paying their dues.
- d) Garage Liens. Jan advised that we have about 5 garages that are owned by people who do not own units here at West Fork. Five of those properties have not paid their annual garage dues yet. Do we want to put liens on those? Jan wants to put liens on them. A discussion followed about the various owners of those garages. Mikie M said we need to keep track of people selling units through realtors so we can follow through with their selling of their garages. Matthew agreed Jan should be filing liens on the garages and she will do it.
7. New Business.
- a) Transaction List by Vendor for January, 2025 and February, 2025. All of Rocky Mountain bills have been paid except for the last storm. We haven't received any bills from Trout yet. The 2 payments to Xcel are for 2 separate months.
 - b) Profit & Loss Budget Performance and Balance Sheet for January and February, 2025. P&L: We have a traveling nurse coming on Monday to rent the apartment. Suite B is still occupied and we have one reservation for next weekend. Lisa suggested we offer a cash incentive to the nurses we have now if they can get us a referral. Balance Sheet: Jan advised that all of the CDs are coming up for renewal in the next few weeks so the numbers in the balance sheet are accurate.

Whereupon, the members of the public left the meeting and the Board went into Executive Session at 6:48 pm. The minutes from the Executive Session are recorded elsewhere. The Board returned to the General Meeting at 7:00 pm.

A Motion to adjourn the meeting at 7:00 pm was made by Jan, seconded by Mike M, and the meeting was adjourned at 7:00 pm.

Respectfully submitted,

Dottie DeMark, Secretary

Minutes of this meeting were transcribed by me from the tape recording made during the meeting. I was not present at the meeting.