

**WEST FORK VILLAGE
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
MARCH 26, 2026**

Board Members Present:

Rose Dittmar – President
Matthew Shewmon – Vice President
Jan Massey – Treasurer
Lisa Shewmon - Secretary
Rachel Wood – Voting Member
Tammi Guerrero – Voting Member

Others present:

Ysavel Leon, Advance HOA Property Manager

Board Members Absent:

Nate Buie – Voting Member

Unit owners:

Alvin Padilla, Unit 403
Carmen Padilla, Unit 403
Dottie DeMark, Unit 701

Meeting Start Time: 6:03 PM

Meeting End Time: 7:26 PM

Approval of Budget Meeting Minutes and Financials:

- 2/26/26 meeting minutes were approved and were previously uploaded.
- A&O bid for sauna repair was reviewed and ratified.
- Debit card details were reviewed and ratified.
- Two sets of financials were reviewed. One set was provided by Advance HOA through February 2026 and the other set was provided by Treasurer Jan Massey through March 2026.
- Ysavel will send an email to Advance for clarification on several items on the Balance Sheet and Income Statement.

Management Reports:

- A report was provided and reviewed outlining general information including current projects/action items which were reviewed.

Old Business:

- Pool HVAC work—to come out next week
- Save-A-Tree—to come out next week
- Sauna—A&O estimate was approved by the board
- Chemical Stains cleaning—new violators will be given 21 days to correct the problem before WFV hires an outside vendor and then bill back to unitowners.
- Roofing inspection/Bldg 4—Mike Montoya advised Matthew there is blistering on the shingles, but is not a warranty issue. Mike works for Slaughter Roofing, but they were not the original roof installer.
- Clubhouse Opening & Closing update—Ysavel is checking into the possibility of adding automatic locks.

New Business:

- An upcoming email blast will be sent tomorrow regarding dog waste pick-up by owners and ARC reviews will be needed when HVAC systems are updated/replaced.
- 15 bags of weed and feed fertilizer, 5 gallons Glyphosate, and Fimco sprayer are being requested by Marc, but the HOA has a meeting set for tomorrow with Rocky Mountain and we may just have them do this work instead of Marc.
- Manager make-up days due to prior absence—Ysavel plans to make up for missed time and/or take credit for overage times such as board meetings, etc.
- Signage at desk with contact info for Ysavel and Advance—Ysavel will add signage

Open Discussion:

- Alvin asked about the grill usage and the board confirmed he can use it whenever it is available.
- Tammi advised one of the treadmills is squeaking during cool down.

Meeting was adjourned.