

**WEST FORK VILLAGE  
HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
APRIL 23, 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  
Nate Buie – Voting Member

**Others present:**

Ysavel Leon, Advance HOA Property Manager

**Unit owners:**

Carol Patch, Unit 1001  
Bonnie Stauffer, Unit 1012  
Alvin Padilla, Unit 403  
Carmen Padilla, Unit 403  
Dottie DeMark, Unit 701

**Meeting Start Time: 5:58 PM**

**Meeting End Time: 6:54 PM**

**Open Discussion:**

- Dottie asked and it was approved for the April meeting to begin with Open Discussion vs. having it at the end of the meeting.
- Dottie discussed the patio walls that are “falling down”. Paint on South side looks really bad on top rail and vertical siding. Ysavel advised we are in the process of scheduling an appointment with a contractor to bid for those repairs. Matthew advised our maintenance person can paint the top rails in the meantime since building painting is on a rotating schedule.
- Dottie also discussed the possibility of purchasing an AED for the clubhouse. She spoke with the Greeley Fire Department (GFD), and they said they could attend a meeting to explain it further if we would like. The cost is \$1,350 - \$1,800. There are additional maintenance costs, and GFD said new batteries will be needed every 7 years.
- Bonnie found a wasp nest on her deck today and is allergic. Rose advised she can assist with that since she also had one recently at her unit.
- Dottie has a wasp nest near her garage door light and will put work order in.
- Alvin asked if the new property management company would have an on-site property maintenance person. The board explained there would be workers to handle specific repairs, but it would be on an as-needed basis instead of having someone onsite looking for work to do.
- Bonnie asked where she will pay her HOA dues after May 1. Matthew advised the new property management company, One Way, will be on-site to help set up payments, etc.

- There was a brief discussion about why we are switching to a new property management company. Rose and Matthew fielded questions from attendees.

### **Approval of Budget Meeting Minutes and Financials:**

- March meeting minutes were ratified by attendees and the board.
- Jan answered questions regarding the financial reports she still oversees.

### **Management Reports:**

- A report was distributed and reviewed outlining general information including dues, insurance info, current projects/action items, annual calendar, and facility maintenance history.
  - S&S (Phase 3) Sealcoating is complete.
  - Connell Asphalt (Phase 4) has a targeted start date of 5/7.
  - Save-A-Tree pruning work is complete and scale treatment is due in late summer.
  - Pool HVAC and Dehumidifier—repairs pending for late April.
  - The new sauna heater has been installed.
  - Driveway cleaning of stains—3 units are to be power washed at the end of April.
  - Painting of the slick pool steps is scheduled for 4/27.
  - Clubhouse opening and closing—Two bids have been received. Code Red's bid was much higher, but not all the items on the bid are required. The main item on their quote for \$23,000 is the only required item. Secured IT Controls bid is less extensive and less costly. They do not offer a sliding door lock option.
  - Nate advised Alberto from Rocky Mountain Landscape will turn on the irrigation system within the next week. Alberto was asked to give us an estimate for weed control through a vendor he uses. Nate also spoke with Brad from the City of Greeley who will be doing a sprinkler audit free of charge.
  - Sidewalk repairs—Rocky Mountain Pavement charges a \$3,000 minimum for repairs. Our other option is to buy a new disk for our grinder.
  - Fitness Repairs Solutions will come out in May to assess the noisy treadmill.
  - Clubhouse Access—Ysavel reviewed the governing documents and found where we address restricted access and when access can be revoked.
  - Late Fees—new property management company will give grace period based on board recommendations.
  - Patio privacy fence repairs will be coordinated through the new management company.
  - Pump room lock needs to be replaced.
  - Event Room exterior door needs to be rekeyed. Greeley Lock & Key has not returned multiple calls made by Ysavel.

### **Old Business:**

- Addressed above in Management Reports section.

### **New Business:**

- Backflow response testing is scheduled for April 29. Four units have not yet responded. There is one unit with access to the backflow in each building, so only those units need to be accessed during testing.
- Dottie spoke to one of the workers putting in the new road connecting 29<sup>th</sup> St. to 65<sup>th</sup> Ave. He advised it might be next summer (2027) before the road is opened. However, there is extensive road work occurring nearby beginning in the Fall (2026), and several attendees have heard the extension of 29<sup>th</sup> St. might be needed as a detour during the nearby roadwork.
- Tammi asked about a garage sale date, which has not been set yet. We will discuss dates at next meeting.

Meeting was adjourned.