

**WEST FORK VILLAGE
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
MAY 21, 2026**

Board Members Present:

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

Board Members Absent:

Tammi Guerrero – Voting Member
Nate Buie – Voting Member

Others present:

Rik Walter, OneWay Property Manager
Nikki True, OneWay Property Manager

Unit owners:

Bonnie Stauffer, Unit 1012
Amalia Johnson, Unit 1102

Meeting Start Time: 6:00 PM

Meeting End Time: 8:07 PM

Approval of Budget Meeting Minutes and Financials:

- April meeting minutes were ratified by the board.
- Rik reviewed the financials as of April 30, 2026.
- Jan reviewed the CDs we currently are holding along with our Operating Account Detail listing.

Old Business:

- There was no old business to discuss since this is the first monthly meeting under the direction of OneWay Property Management.

New Business:

- A motion was made and seconded to approve OneWay Projects to hire a vendor to check the garbage areas for oversized items that will not be picked up by Waste Management. OneWay will have the vendor combine our haul off items with other communities in the area they service to reduce costs.
- We discussed the leaning tree South of Bldg. 6 that seems ready to fall. Jan recommended Menjivar Tree Service, who has worked for us in the past.
- The Cover Care bid was reviewed. The main repair issue is the shift in the rails due to the cover being opened and closed each day. A recommendation was made to leave the cover open all pool season to save wear and tear on the rails. A motion was made and seconded to approve up to \$9,000 to make the necessary repairs. This will be scheduled for September 2026 when the pool is due to close in the fall.

- RnR Pool maintenance bid was ratified by the board earlier in the day via email.
- RnR Spa maintenance bid was reviewed for \$4,550 for a 7-month contract (through the end of 2026). A motion was made and seconded to approve the bid.
- The Five Star Painting bid was reviewed, but this topic was tabled until budget season.
- There have been several requests for wasp nest removal. Rik said he will send a maintenance person to spray and knock down the nests. A motion was made and seconded.
- The online portal is now open for payments. The “Pay Assessments” tab is where this can be set up by residents. Onsite help is scheduled for walk-in questions. Dates and times will be communicated.
- Community garage sale date will be June 12-13, 2026. Motion was made and seconded.
- We discussed repairs to patio privacy walls and corner decks and painting balconies and railings. Rik has a contractor to speak with to make the deck repairs. Rik will present bids for approval as he receives them.
- We discussed switching to Pete Dauster as our attorney on an as-needed basis. His firm is Johnson, Dauster, and Thorson.
- We discussed the need for renters of the clubhouse units to have renters’ insurance. This requirement can only be added at the time of a new lease being signed.
- Rekeying the boiler room and conference room locks was recommended because there have been several keys issued over the years and there is currently no way to lock the boiler room.
- Rik will ask Mike at Secure Control to prepare an estimate for motion sensor lights in pool area.
- We might have a sale in the fall to sell equipment and tools we are no longer in need of, including snowblowers, but we found advantages in keeping the UTV. Before liquidation, we will need to ensure everything is in working order and an inventory is taken.
- We discussed the Secure It Control revised proposal for \$8,328.51. They are three weeks out on scheduling. Matthew explained the proposed work to the meeting attendees. A motion was made and seconded to approve the bid.
- Three proposals were received late on the meeting day and Rik sent them to the board for review. They included drainage ditch clearing, tree trimming and clubhouse courtyard plant/bush trimming and mulch. A motion was made and seconded to approve the courtyard trimming and mulch bid from J&D for \$1,732.60.

Open Discussion:

- Bonnie mentioned Trash Bin 1 area needing cleaning and the weeds near Trash Bin 6.
- The hot tub was set to 111 degrees last week, which is not normal.

Management Reports:

- We briefly reviewed the report and made minor changes.

Meeting was adjourned.