

**WEST FORK VILLAGE
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
JUNE 25, 2026**

Board Members Present:

Rose Dittmar – President
Matthew Shewmon – Vice President (By telephone)
Jan Massey – Treasurer
Lisa Shewmon – Secretary (By telephone)
Rachel Wood – Voting Member
Tammi Guerrero –Voting Member
Nate Buie – Voting Member

Others present:

Nikki True, OneWay Property Manager

Unit owners:

Dottie DeMark, Unit 701

Meeting Start Time: 5:59 PM

Meeting End Time: 7:10 PM

Approval of Budget Meeting Minutes and Financials:

- May meeting minutes were ratified by the board and have been uploaded to website.
- The following actions between meetings were ratified/approved:
 - Pete Dauster attorney for HOA
 - Secure It gate proposal
 - Newell Bros. tree removal
 - J&D swale proposal
 - J&D tree ring proposal
- Rik supplied and Nikki reviewed the financials as of May 31, 2026.
 - No motion was made to approve financials as the funds received from Advance need to be fully reconciled first. Matthew recommended a meeting with Stephanie and Jan to reconcile the figures from Advance.
- Jan reviewed her financial reports as of June 25, 2026.

Old Business:

- Bird spikes to help secure pool area after hours
- Weed control in rock bed—there is confusion on whether or not Alberto is doing this or we need to look at other bids. Nikki agreed to have Rik talk with Alberto.

New Business:

- Emergency ph# for OneWay –833-772-6225
- Nikki will post office hours on mailroom door

- WfV email needs to be updated to include an auto reply message advising emails should be sent to OneWay—Nikki will advise which addresses should be included in that auto reply message—Nikki will check with Rik before we do this
- Pool hours and auto door locks—10 a.m. – 9 p.m. Nikki agreed to add info to the sign about the alarm that will sound prior to 9 p.m. closing. She will also send an email blast advising of the updated security.
- A larger trash can is needed in the pool area.
- A new clock is needed in the pool area.
- Some of safety signs in pool area are cracking and falling apart. Rik is looking at these to see which need to be replaced.

Open Discussion:

- Dottie is in the process of listing her unit for sale and was told it is approved for her to paint her own wall prior to listing it, but Rik has not given her the paint colors. Jan advised she has the colors listed in an email and will get it to Rik and Nikki.
- Nikki advised of things that Rik is working on or has concluded:
 - Pony wall bids, Deck bids, Fertilization contract, pool/clubhouse area upgrades, Security system pool doors, auto light sensor bid, tree post repairs completed, resident clubhouse registration, onboarding with new management company, irrigation repairs, tree removal on 6/26 x 3, fallen tree behind garages removed, wasp nest removal, garage sale success, weeding around clubhouse, pool opening, pool steps painted, pool vendor secured, canopies raised for asphalt repairs, clogged gutters cleaned, clubhouse supplies stocked, sign for spa posted, vendors caught up on payments, pool cover ordered, pool garage door serviced, irrigation leak identification and repairs
- Dottie is disappointed with the payment options for dues, and she recently tried to give Rik a check and he would not accept it. The board advised the drop box is gone, but checks can be accepted by OneWay. Jan reviewed the payments options including bill pay through residents' banks. Nikki advised bill pay checks are mailed to OneWay by the banks.
- Matthew reiterated we want the electrician's bid to include automated lights in the pool area, so no board members need to shut off the pool lights each night.
- Matthew asked about the exterior gate to the pool courtyard on the north side. It does not close unless it is forced. No one should be using that gate to access the courtyard. Nikki will follow-up on this. Matthew also discussed adding an alarm if that gate is used.
- Matthew asked about the double doors to the pool not locking correctly if the pins are not down. He recommended Nikki and Rik check those pins when they are at the clubhouse. There is no way to automate the pins dropping down.

Management Reports:

- We briefly reviewed the report and made minor changes, such as the number of units.

Meeting was adjourned.