

**WEST FORK VILLAGE
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
AUGUST 27, 2026**

Board Members Present:

Rose Dittmar – President
Lisa Shewmon – Vice President
Rachel Wood –Secretary
Tammi Guerrero –Treasurer
Nate Buie – Voting Member
Wayne Leighton—Voting Member

Absent: none

Also Present:

Rik Walter, Property Manager, OneWay

Meeting Start Time: PM

Meeting End Time:

Unit owners:

Amalia Johnson, Unit 1102
Dottie DeMark, Unit 701
Jan Massey, Unit 1504
Matthew Shewmon, Unit 703
Alvin and Carmen Padilla, Unit 403

Meeting Start Time: 6:02 PM

Meeting End Time: 7:55 PM

Open Discussion/Homeowners' Forum:

- The pool was dirty last week, and the skimmer net and hook were brought down from the loft near pool.
- Pool supplies will be placed in pump room by Rik from garages 22 and 23 so the pool vendor can access them and use them.
- Amalia J. asked for copies of meeting packet for this meeting and future meetings. Others agreed.
- Dottie D. wanted update on AED she previously requested and wants do a poll of the homeowners. Rose explained she had spoken with some paramedics and some people will use them, and some won't due to cost and liability. Also, the clubhouse is quite a distance from most units. Jan stated people can be destructive so the unit could be damaged. Tammi replied we can reconsider it if a petition is submitted. At that point, Dottie exited the meeting. Also, Nate said he could do more research on cost and maintenance of AED. A downside to this is possibility of increasing dues

- Matthew Shewmon mentioned the trees behind the pool supply cabinet are growing toward the roofline and over the deck. And Alvin mentioned some bugs are also falling on people on the deck from the trees.

Ratifications:

J&D Landscape Proposal 7/24/26: Motion made by Rose to approve proposal for trees and shrubs, seconded by Tammi. All approved. No opposed. Motion carried.

Kitchen disposal replacement completed. Motion made by Rose. Lisa seconded. All approved. No opposed. Motion carried.

Approval of June Meeting Minutes and July Financials:

- June meeting minutes reviewed and motion made by Rose to approve, seconded by Lisa. All approved. No opposed.
- Financials: We reviewed the balance sheet and income statement. We are over budget on water and trash utilities. Rik addressed all asked questions.

Old Business:

- Bird Spikes for pool fence will be tabled at this time.
- Battery Backup for computer/internet and doors is needed.
- Pool cover repair will be pushed back one week because Labor Day is late this year and that is the last day the pool will be open. The pool needs to be drained, and caulking has to be cut out before new cover can be installed.
- Lighting (Charlie) added motion lights and timer lights over the pool.

New Business:

- Wells Fargo CD will need to be renewed by 9-1-26. Bellco renewal is in December. We closed Wells Fargo account and it will be rolled over into operating income account.
- Important information for HOA: OneWay is working on a document outlining procedure, passwords for computer programs, etc.
- Rik requested the painting schedule for 2027 and will obtain bids.
- Wood post on clubhouse needs resealed before winter.
- Deck repairs: BRW General Construction bid is in and there are two options. One is to go back with the same system. The other is to provide a more long-term solution.
- Attorney advised HOA needs to re-repair decks that were done previously, but not done well under the association's direction.
- Owners are responsible to fix their own deck per Section 8.3 and 8.4 of covenants. Two deck repairs failed that were done by Summit and those will be addressed first.
- Pony Wall repair estimate is \$1,292.59 per BRW General Construction. Nate made a motion to approve bid for four pony walls. Wayne seconded. All approved.
- Nate made motion to stain beams on clubhouse and rocker swing up to \$4,000. Rachel seconded. Motion approved.
- Bids for snow removal have been requested

- Irrigation meters are a concern due to \$4300 bill for line near dumpster near clubhouse.
- Nate would like to have a volunteer committee, of owners who would be willing to check dumpsters for overflow, walk by pool area and grounds.

Management Reports:

- Nothing was available at this time.

Meeting was adjourned.