

WEST FORK VILLAGE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

GENERAL MEETING MINUTES

August 26, 2021

Attendees:

Travis Ryan, Onsite Manager
Matthew Shewmon, President
Michael Montoya, Vice-President
Carrie Huenink, Treasearur
Dottie DeMark, Secretary
Mike Gantz, Voting Member

Also Present:

Jan Massey, 1504
Donna M. Mordini, 1509
Linda Barber, 101
Shannon Wallace, 108
Lisa Shewmon, 703

Meeting start time: 6:01 pm

1. Roll Call.
2. Open Discussion. Shannon Wallace advised the Board that she is being harassed by the downstairs neighbor from Unit 104. Shannon's grandchildren are terrified of the woman because comes to her door and she yells at them. She has stopped coming to the door since Travis sent her a letter; now she beats on the ceiling. A realtor owns unit 104 and the woman's son was living there and had no complaints ever until the mother moved in. The realtor owner says the downstairs tenants are great people. Shannon has owned her unit for ten years and always has had grandchildren in her home. The son is home all the time and once she saw a little boy there. The harassment started several months prior to 2021 when the mother moved in. The unit was rented to the son in 2020 and she talked to him once and he was very nice. Shannon doesn't know what she can do at this point.

Matthew noted that he has lived here in the recent past and the noise you can hear is amazing, just from walking; and it must be something with the design. He advised that there is not much the Board can do other than talk to the owners. The Board hesitates to get involved because it usually doesn't go well and generally is reduced to a "he said, she said" situation. The owner has asked the Board to review the situation and has received 2 complaints from the tenants in unit 104. He suggested that Shannon do what she can to be nice to them.

Shannon has lived downstairs in the past so she tries to be nice. She just installed new carpet with extra padding even though she preferred to install a wood floor. The realtor owner said that the lady who lived in that unit prior complained to her about the noise also. Jan suggested Shannon get a video doorbell and Shannon advised that she has windows on the door she can see through but this woman just beats on the door. Once the son was there and he couldn't calm her down and she pushed through the door. Carrie noted that the Board doesn't have the power to evict or control people who live here. There are laws for renters and she suggested that Shannon talk to an attorney; evicting is difficult. Dottie suggested getting a restraining order against the woman. The Board can only enforce our HOA Rules and doesn't keep records that would show how long the lease is on unit 104. Matthew advised that the Board is not recommending a restraining order; it is just a suggestion. Shannon stated that she is not doing anything on purpose to annoy the unit 104 tenants. The Board intends to talk to the realtor owner and ask her to let her tenants know that Shannon is not doing anything intentional and the tenants shouldn't harass her. Matthew stated that the Board appreciates hearing Shannon's side of the problem.

3. July 8, 2021 Minutes. A **motion to approve the July 8, 2021 minutes was made** by Mike Montoya, **seconded** by Matthew, and **the motion passed.**
4. Old Business.
 - a. Bush and Ornamental Grass Estimates. Travis presented a worksheet comparing quotes from FLM, Eaton Grove, and Just Me Mowing to replace bushes and ornamental grasses near the front doors of certain condos. He notes that the FLM bid contains a sprinkler check that the other two quotes don't have, and added that he and Chris could do that. The number of plants depends on the size of the plant and Travis estimates about 60 plants but wasn't able to give an estimate of the number of units involved. The budget is \$2,000 for this project. Carrie asked if Chris could do the removal and the answer was yes. Travis will get a new quote from FLM that doesn't include removal. Discussions were had regarding Chris doing all the removal for extra hours to be paid out of the \$2,000 budgeted for the project; using Mykes buckets from Eaton grove because they carry a warranty; trying it for a month, then adjusting as necessary. Travis will get a price from Eaton on Mykes buckets and find out if they deliver, Chris can do the removal and replacement with Mykes buckets, and will keep the Board updated through email.
 - b. Irrigation Problems South of Building 10. Travis provided 2 options to solve the problem that sprinkler heads in the area south of Building 10 are not getting enough pressure. He suggested putting a valve in on one side that will open once that side is done watering at the cost of \$900. The second option is the Xeroscape estimate for \$1425 which involved replacing the grass with rocks. Carrie felt that Xeroscape was not a good solution because many dogs use that area to relieve themselves. A **Motion to install 2 valves for \$900** was made by Matthew, **seconded** by Carrie, and **the Motion passed.**
 - c. Pool Garage Door. Travis suggested in the Agenda that the pool garage be repaired and upgraded to a motor operator instead of pneumatic. There is no allowance in the budget for this project. Donna suggested getting another bid from Stefan at American Eagle and Travis agreed to get another bid. *The recording machine shut itself off at this point for lack of space.* If nothing is done to the door and it will be open over the winter, the area would

get dirty with leaves and there could be damage to the drywall depending upon how cold the winter is. The pool will be winterized in October. Matthew asked if we could safely get the door closed and Travis felt that would be too dangerous and we could brace it with jacks. Matthew felt we need to get this done this year and we can't leave it for the next budget year. The Board agreed to not repair the door and buy a commercial garage door with a regular motor instead of the pneumatic type.

5. New Business.

- a. Closing the pool for the season. Travis advised that the last day the pool will be open is September 19 and he will advise residents.
- b. Schedule 2022 Budget Meetings. The final budget meeting for the public to approve the 2022 budget is December 10. Budget Committee meetings were scheduled for October 12 and November 9 from 5:30 pm to 8:00 pm both days. A third meeting can be scheduled if necessary. Jan requested to serve on the Budget Committee and the Board agreed. Jan advised that Tamara Markard, unit 111, who works for the Tribune, would also like to serve on this committee and the Board agreed. All Board members will also participate in the Budget Committee meetings.
- c. Garage Door Damage and Camera Installation. Travis advised that he determined that the person who did hit and run damage to Garage 52. It was an owner of a unit at West Fork and they have filed a claim with their insurance company. This was the second time a garage door has been damaged by hit and run and fixing the last one was paid for by the HOA and the garage owner, and Travis suggested putting cameras on those garage doors. There is power in the garages and we would probably need 3 cameras per building plus one on the small one. Matthew asked if we would need a separate recorder from the other cameras we have and Travis said no. Jan asked if a special assessment would be done to pay for the cameras.
- d. Colorado HB 21-1310, "The Freedom of Speech Bill". Travis referred to the information contained in the agenda about this Bill which was given to the Board FYI. He posed the question whether the Board wants to make a policy to address restrictions relating to size, location, lettering, aesthetics, commercial signs not allowed, and ripped signs. He advised that we can't restrict anything unless we have a policy that is in accordance with HB 21-1310. He emphasized that we must be neutral on political signs. Travis will find out what other communities are doing and get a copy of the Bill which is on the internet. Matthew suggested a conference call with the attorney.
- e. 2021 Budget Discussion. This item was tabled.

6. Reports.

- a. Transaction List by Vendor for July, 2021. The Board reviewed the list. Travis advised that there will be one more bill coming from Structure Coatings, LLC.
- b. Profit and Loss and Balance Sheet for July 2021. There were no comments on the Balance Sheet. Regarding the P&L, Carrie advised that there is no income shown on the garage because of a delay with the title company and it will show up next month. Carrie advised that she was dissatisfied with last year's crack fill. Travis suggested that we give

our expectations to the company prior to their beginning work next year, and we should consider cold patching. Jan pointed out that designating items that are under budget would be helpful. Matthew asked about the insurance settlement money and Travis advised that it would show up in August.

Whereupon, the Board went into Executive Session and the public left the meeting at pm. The minutes for the Executive Meeting are recorded elsewhere. The Board returned from the Executive Meeting at 8:36 pm.

A Motion to Adjourn was made by Mike Montoya, **seconded** by Mike Gantz and the **Motion passed**. The meeting was adjourned at 8:36 pm.

Respectfully submitted,

Dottie DeMark, Secretary