

**WEST FORK VILLAGE HOMEOWNERS ASSOCIATION**

**BOARD OF DIRECTORS**

**GENERAL MEETING MINUTES**

**April 28, 2022**

Attendees:

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

Also Present:

Amalia Johnson #1102

**Meeting start time:** 6:00 pm

1. Roll Call.
2. Open Discussion. None
3. Meeting Minutes for March 17, 2022 general Meeting. Matthew suggested that the phrase "and the public left the meeting at 7:10 pm" be removed since there was no public at the meeting. Travis advised that the new template for requesting a waiver for RVs parked on the property will soon be on the website. A **Motion to approve the minutes of the March 17, 2022 Board meeting with the revision suggested above was made** by Carrie, **seconded** by Matthew, and the **Motion was approved.**
4. Old Business.
  - a. Pool Winter Cover. Travis referenced the Estimate Sheet contained in the Board packet and the estimate from AquaPro to repair or replace the current cover. We budgeted \$7,000 for the cover and this estimate is \$7,165.25 plus labor at \$358. Travis described the process needed to install a new cover; the cover would be placed over the pool in the winter and removed and stored in the summer. The repair bill for \$2,000 from last year is not guaranteed this year. Discussion followed over the pros and cons of repair versus replace, and liability from intruders after hours. Matthew thinks the cover should be repaired. Travis will get last year's \$2,000 estimate updated. The pool will be open for Memorial Day weekend this year.
5. New Business.
  - b. Tree trimming and removal estimates. There is \$18,050 left in the Trees and Shrubs budget for tree trimming and removal. Travis referred the Board to the 3 estimates contained on

the Estimate Sheet. After discussion on the estimates provided, Matthew suggested that Travis contact both Newel Brothers and SavaTree and ask if they would split the services. A **Motion to hire Newel Brothers to trim the maple trees, and hire SavaTree to remove and stump grind 8 trees and replace with 7 trees was made** by Matthew, **seconded** by Carrie, and the **Motion was approved**.

- c. AC Units. Travis referred the Board to the 2 estimates on the Estimate Sheet for combing the 155 hail damaged AC units from the 2018 hail damage insurance claim. The insurance company paid \$16,000 for this portion of the claim. A **Motion was made to hire AirXtreme for \$10,850 to comb the 155 hail damaged AC Units was made** by Matthew, **seconded** by Carrie, and the **Motion was approved**. Mike M noted that there will be a price increase in windows coming up on May 9 so it would be good to sure up the bid with Moffat before then. A discussion followed about the job Moffat will be doing and budgetary issues.
  - d. Community Garage Sale. A owner requested that the community garage sale be held on May 27 and 28. A discussion followed about alternative dates and the amount of time it requires from Travis. It was agreed that the community garage sale will be held on June 3 and June 4. Amalia asked if the AC units were outside of the condos, and if so, wouldn't they be the owner's responsibility. Travis noted that it was part of the hail insurance claim money.
  - e. Coring Update. Matthew asked for an update on the coring project. Travis advised that it was scheduled for today but they haven't located all of the utilities yet. Travis told them to call an emergency meeting and get everyone out here at the same time and do the job. Matthew asked about our depth core, Travis advised that it's not yet done, and Matthew asked Travis to please do.
6. Reports.
- a. Transactions List by Vendor for March, 2022. Matthew confirmed that the irrigation has been turned on. He also asked about Chris' recovery from his chlorine in eye mishap and Travis advised that Chris is back to normal and has had no permanent damage. A comparison of the snow removal "actual vs budget" was made and it was determined that we're in good shape with about \$23,000 left for the end of year snow removal, barring any huge storms before the end of the year. Travis noted that we saved a lot of money with the independent snow shovelers compared to information he received from the manager of Pinnacle. Matthew asked about the payment to Trout Plumbing and Travis advised that they had cut into the drywall to fix a broken pipe. Travis advised that our trash contractor is now charging more than indicated in the contract. Their contract says they can increase their price whenever they choose. Travis confronted and threatened to drop them and they agreed to sit down and talk about getting credits. Travis will start looking for other contractors to do trash and also find out how to end our current trash contract.
  - b. Profit and Loss Actual vs. Budget and Balance Sheet for March, 2022. Matthew reminded Carrie to move the garage rents money from the HOA expenses to income. Matthew confirmed that we have received a bill for legal and it has been paid, and also that the pool supplies have been purchased for this summer.
1. Update on Suites and Apartment. The apartment hasn't been rented yet but there have been a couple of people interested. Travis receives at least 1 to 3 emails per day asking for information on Furnished Finders. Through AirB&B, there is one reservation set up for May for a suite, and a

couple in June. Suite B, the smaller one, is rented for 6 months starting July 1. Travis would like to offer the apartment in advertising as furnished or unfurnished. It was agreed that the one bedroom apartment unfurnished will rent for \$1,500 per month. A discussion followed about other ways to market the apartment.

Whereupon, the Board went into Executive Session and the public left the meeting at 7:18 pm. The minutes for the Executive Meeting are recorded elsewhere. The Board returned from the Executive Meeting at 7:46 pm.

**A Motion to Adjourn was made** by Dottie, **seconded** by Carrie, and the **Motion passed**. The meeting was adjourned at 7:46 pm.

Respectfully submitted,

Dottie DeMark, Secretary