

WEST FORK VILLAGE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

ANNUAL MEETING MINUTES

JUNE 25, 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:

Melinda Cronin #112
Sean Doland #205
George Habouzik #309
Ken Eberly #509
Rick Bowen #510 & 909
Lisa & Matthew Shewmon #703
Jan Overmyer #904
Bonnie Stauffer #1012
Amalia Johnson #1102
Lily Quick #1111
Donna Mordini #1509
Jan Massey #1504

The meeting was called to order at 10:01 am.

1. Roll-Check in Procedure.
2. Minutes from May 26, 2022 meeting. The reading of the minutes from the May 26, 2022 meeting was waived until the next Board meeting.
3. Open Discussion. Donna clarified to Travis where the "strip" was that needs the dirt swept away. Travis will talk to the foreman and will wash the area down. Jan Massey asked when they will start building in the field west of the property. Travis advised that the City has issues with their plans and the neighbors to the south want a wall put up. Jan M talked about kids playing in the dirt being blown from that property. Travis advised that they have been seeding the area. Amalia advised that many areas in the lawn are brown even though they're being watered; she believes it is because no fertilizer was put down. She feels it's very dry and the grass will be dead by next year. Donna's neighbor thinks the sprinkler timing is off. Travis advised that the

breaker on the west side tripped last week and it was down for 4-5 days until we realized it was not watering. He will flag the areas that are suffering and contact the landscaping company. He talked to them yesterday about coming out twice a month to flag and address those areas. He offered to meet with Amalia to flag areas together.

4. Update on Issues the past year. Travis advised that we have received *FHA Approval* and he summarized the process. Every 3 years we submit papers to the government for FHA approval which requires 51 % owner-occupied residents and 10% of annual gross income put into reserves annually for future repairs. We are 1 of 3 condo complexes in Greeley that have that approval. It means you can get FHA loan approvals for refinancing and first-time homeowners. Jan M asked what is the current ratio of owner-occupied to rentals. Travis advised that the last count was 100 owners and 80 rentals but it hasn't been updated recently. *Community relations.* Matthew advised that the Board receives disputes between owners and/or tenants. We have found that the best way to deal with them is to suggest that all parties involved get together face-to-face and try to resolve the issues. He asked attendees to make the effort to meet with and communicate with new owners and welcome them to the neighborhood. We require that they meet face-to-face and it works a lot of the times. *Asphalt Repairs.* Matthew advised that we did a core drilling near unit 3 because of the alligatoring appearing on the surface. They confirmed there is water close to the surface even though it has been dry this year. We are trying to get people to address that issue and engineers to address the other areas throughout the complex. We anticipate we will need to do asphalt work on the entire complex in the coming years, and we are trying to develop a plan to address doing the project over several years rather than all at once. There is a meeting with a contractor on Monday. *Insurance Claim Status.* Matthew advised that all hail damaged items haven't been fixed. Travis advised that we have replaced the metal roof on the clubhouse, combed out the fins on the AC units, and are working on window replacements. The current window color isn't available anymore, and we need to find another. We are in the process of replacing 22 garage doors that were damaged. Chris will be replacing handrails on buildings 1,8,9 and 12. The rails are being replaced with redwood and treated wood and that project will be done this year. George Habouzik asked if the window replacements are on the units and Travis said yes. George noted that the windows in the clubhouse are moldy and he has been waiting 9 months for materials to fix 11 windows. *Budget.* Matthew presented the current P&L budget comparison and noted that we are under budget on total expenses. Rick asked if the P&L reflects the reserves numbers. Matthew responded that we have a lot of reserve expenses budgeted this year that are not completed yet; but we haven't incurred a lot of those expenses yet. The 10% reserves isn't shown in this P&L. Lisa questioned the columns in the P&L and Rick explained them to her.
5. Board positions. Travis advised that Matthew and Mike G. are staying on the Board. There are 3 open positions; Mike M will run again and Dottie will also. Carrie is not running again so there is one open position to fill. If anyone here wants to run for Board member, please stand and give your background and reason for running. Sean Dolan from unit 205 said he loves this place. He lives here with his wife and 2 daughters, he wants to make it a nice place for kids to grow up. He cares about the community and everyone here. He feels we need more oversight. He has worked with grants for the government, has a background in IT, is not an aspiring real estate mogul, and does not want to be a landlord. He wants to make a good community here. Travis asked for any others interested in running for a Board position and there was no response.

Matthew explained how to complete the ballot and said that if voting for Sean, you need to write his name and unit # (Sean Dolan #205) and put a check next to his name.

Whereupon the members voted at 10:28 pm and the ballots were counted by two volunteers, Lisa Shewmon and Carrie Huenink. At 10:33 am Travis announced the results: Mike M 19 votes, Dottie 17 votes and Sean 20 votes. Sean was congratulated and then announced that his first new rule to address would be more meet-and-greet parties among the residents. Someone suggested bringing in an ice cream truck for 2 hours during the meet-and-greet. Travis advised that one owner suggested that during the last day of the pool season, we allow dogs to come in and swim here. A discussion followed about cleaning of the pool, and it was agreed that this was not a good idea.

A Motion to Adjourn was made by Travis, **seconded** by Mike M, and the **Motion passed**. The meeting was adjourned at 10:36 am.

Respectfully submitted,

Dottie DeMark, Secretary