

WEST FORK VILLAGE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

GENERAL MEETING MINUTES

JULY 7, 2022

Attendees:

Travis Ryan, Onsite Manager
Matthew Shewmon, President
Michael Montoya, Vice-President
Sean Dolan, Treasurer
Mike Gantz, Voting Member

Also Present:

None

Meeting start time: 6:03 pm

1. Open Discussion. Status of the pool cover repair, service provider coming July 22. The door has been repaired but it is very old and we are not opening and closing it daily to prolong its life.
2. New Business. Board positions: Mike M will continue as vice-president, Dottie will remain as secretary, and Sean Dolan will serve as treasurer. Travis will arrange time for Sean to go to the bank for signatures. Motion to accept the following officers: Mike Montoya, Vice-President; Dottie DeMark, Secretary, and Sean Dolan, Treasurer, was made by Matthew, seconded by Mike G, and approved by all.
3. Old Business.
 - a. Accounting/bookkeeping options. J. Stuart Yeager total annual estimate is \$9,165. Anita McAllister estimated cost is under \$1,200 per year. Motioned by Mike M to use Anita McAllister for monthly bookkeeping, payroll and taxes, seconded by Sean. All in favor.
 - b. North Face Contractors is recommending we go with the AMSCO windows for our hail claim windows, mainly because Milgard no longer offers the color we have in the development. We think the painted option of "cream" is closest to what we have now. Mike M got Tony at North Face on the phone. He said the "almond" option would be closest to what we have. He said the "cream" would be too yellow. We asked for a sample.
4. New Business. Motion to remove Carrie from the Bank of Colorado, AXOS and PNC banks was made by Sean, seconded by Matthew. All in favor. Motion to add Sean as a signer on all bank accounts was made by Mike M, seconded by Mike G. All in favor.

5. Reports.

- a. Paul Hunt from National Pavement Partners is going to prepare a bid package for us for the asphalt and groundwork around Building 3 based on the engineering report from Cesare. We will send the bid sheet out to 2-3 other contractors for estimates, along with the bid package from National Pavement Partners.
- b. Transaction list by Vendor. No questions.
- c. P&L/Budget. Trash collection charges – Travis Spoke with Waste Management about higher charges. They said they will credit us back for the extra we've been charged. Discussed irrigation and water costs being over budget and the potential option of xeriscaping in some areas to reduce irrigation.

Whereupon, the Board went into Executive Session at 7:21 pm. The minutes for the Executive Meeting are recorded elsewhere. The Board returned from the Executive Meeting at 7:35 pm.

A Motion to Adjourn the general meeting was made by Matthew, **seconded** by Mike G, and the **Motion passed**. The meeting was adjourned at 7:35 pm.

Respectfully submitted,

Matthew Shewmon, President