

Fairmount Village Condominium Association

Annual Meeting Minutes

December 4, 2017

Board Members Present

Stephanie Dickey

Cary Perino

Gabriel Molnar (Moltea, LLC) via Skype

Bray HOA Management Present

Mark Shoberg

Ali White

1) Call to Order

The meeting was called to order at 5:30 p.m. by Mark Shoberg.

2) Introductions

Mark Shoberg introduced himself as the new HOA manager. Stephanie Dickey introduced herself as president. Cary Perino introduced herself as the secretary/treasurer. Gabriel Molnar was present via Skype.

3) Approval of 2016 Annual Meeting Minutes

Mark Shoberg requested a motion to approve the minutes.

Motion: Cary Perino

Second: Deann Piper

All members present voted to approve the 2016 Annual Meeting Minutes and the motion passed unanimously.

4) Announcement of Quorum Achieved to Conduct Meeting

With nine proxies received and 25

5) 2018 Budget

There were several questions asked among homeowners about the prices for:

a. Landscaping Contract vs. Landscaping/Irrigation Repairs

b. Water costs for watering the lawn (Fairmount does not have an irrigation system; rather, they are using house water to water the landscaping)

c. Discussion on whether it should be considered in the future to xeriscape the Association rather than keep the grass.

d. Alarm monitoring & alarm security alarm (Alarm monitoring is to monitor the sprinkler system for fire sprinklers; security alarms monitors the burglary security systems).

e. Dog waste pick-up expense. There are a number of units with tenants who have dogs and the question was raised on if they could pass an Amendment to the CC&Rs to allow owners to have pets, but tenants are *not* allowed to have pets. It was also discussed on

whether they could drop down the visits by the contractor (Oopsie Poopsie) to once per week instead of three times per week.

f. Want to remove contracting services for snow removal. Instead they wish to use Peaceful Valley as on-call service for snow removal (especially between mid-December and mid-January).

g. Switching the trash companies to decrease the costs per month by almost half.

6) **Proposed Projects for 2018**

Based on the Reserve study done 18-24 months previously, the concern is that the Association is no where near to where they would need it to be to take on some of the projects. Those include, but are not limited to, power washing decks, restaining decks, repainting buildings, power washing stucco on exterior of buildings, etc.

Stephanie Dickey mentioned that they had discussed (with the previous HOA manager with Bray) the possibility of power washing and had received bids for the work. Stephanie Dickey also suggested using Vivax Painting as a contractor, as she had worked with the company before and recommends them.

With no other new projects to discuss, Mark Shoberg called for a motion to approve the 2018 Budget.

Motion: Robert Noble

Seconded: Cary Perino

All members voted in favor and the motion passed unanimously.

7) **Annual Election**

The term limits for all members of the Board is three years. With all Board members within their term limit, there was no election to hold.

8) **Adjournment**

Mark Shoberg called for a motion to adjourn.

Motion: Deann Piper

Seconded: Cary Perino

The 2018 Annual Meeting was adjourned at 6:11 p.m.

Signature

Date