

2019 ANNUAL MEETING MINUTES

Fairmount Village Condominium Association

October 25, 2018 | 5:30 p.m. at 1017 N. 7th St. | Meeting called to order by Cindy Hoppe, Bray HOA

In Attendance

Cindy Hoppe
Ali White

Stephanie Dickey
Gabriel Molnar
Cary Perino

Notice of Quorum Achieved

With six proxies received and twenty-five Unit Owners present, it was announced that quorum had been achieved.

Introductions

Cindy Hoppe introduced herself as the Office Manager for Bray Property Management, filling in for Mark Shoberg, the HOA Manager. Ali White was introduced as one of the Assistant HOA Managers. All members present at the meeting introduced themselves: DeAnn Piper, Robert (Bob) Noble, Carolyn White, Richard Crysler, Gabriel Molnar (via Skype), Stephanie Dickey, and Cary Perino.

Discussion on Upcoming Projects

Cindy Hoppe started discussion by mentioning the fire sprinkler system. She mentioned that the previous company who was doing the annual test was not entering every unit to check the system. Therefore, a new vendor was found. The new one (Affordable Fire Protection) went out to the Association on Thursday, October 18th to test the common area alarms. Stephanie Dickey asked why the alarms went off within the units if they were only testing the common area system. Ali White responded that she was unclear, but that the query would be researched.

Cindy Hoppe finished the discussion stating that the new vendor will reach out to Bray HOA Management in the next 2-3 weeks to set a date and time to get into all units and test the alarm systems. Bray HOA Management will then reach out to the Board and keep them apprised.

There was an area of concern for the HOA. According to the original CC&Rs of the Fairmount Village Condominium Association, Article IV, Section 4.5, “...each Owner who acquires a Unit...upon resale from another Owner shall pay to the Association a one-time working capital fee...in the amount of \$500.00...” However, in a letter dated April 30, 2008, it was voted on by that Board of Directors that the amount be increased to \$700.00. There was a question on whether the additional \$200.00 is legally enforceable because it

was written in a letter from the president of the Board as of the date of the letter and not a passed amendment. There was a mention of creating a legal amendment to the CC&Rs.

Following the meeting, it was discovered by Bray HOA Management's Accountant that, in Article IV, Section 4.5, Paragraph 3, states: "*The Board may change the amount of the Working Capital Fee as it deems necessary and appropriate.*" Because the letter spoke of money borrowed from the Working Capital Fund in 2008, that meets the guidelines of "necessary and appropriate".

Budget

Cindy Hoppe opened discussion on the Annual Budget. The following was discussed concerning the budget:

1. Cary Perino recalled an email recently asking to increase the amount of grounds maintenance performed by the Bray Maintenance team. This is currently being done bi-weekly and is to clean up trash and debris from residents (litter, bottles, etc.). Cary Perino did not want to increase the amount of grounds maintenance as the Association already spends a lot of money between grounds, landscaping, and dog waste.
2. How much is the Oopsie Poopsie contract? On the budget, "dog waste" and "grounds" used to be two different items but they have been combined because of the way Bray's accounting software codes items for payment. Ali White resolved to meet with Savannah Kohagen, who works on the budgets for all of the managed associations, and come up with an answer for the community.
3. The Board was wanting to combine the line items that are written *Irrigation System Maintenance* and *Landscaping/Irrigation Repair*.
4. Stephanie Dickey wanted to know why the *Landscaping Maintenance Contract* jumped up from the 2017 proposed. The 2017 Approved Budget had proposed a landscaping contract for \$7,500.00. However, the overall contract for 2018 has cost the Association \$9,600.00. Cindy Hoppe resolved to follow up with Mark Shoberg and ask why the contract had increased so much.

With no other discussion on the budget, Cindy Hoppe called for a motion to approve (with the changes made) the 2019 annual budget.

Motion: Stephanie Dickey

Second: LeAnn Piper

The vote was unanimous to approve the budget. Therefore, the budget was passed.

Elections

With all directors in the middle of their three-year terms, no members were up for reelection in 2018.

Adjournment

With no further business to discuss, Mark Shoberg called for a motion to adjourn the meeting. Stephanie Dickey motioned to adjourn; Cary Perino seconded the motion. All members were in favor. The 2019 Annual Meeting was adjourned at 6:11 p.m.

Signature

Date

DRAFT