

2020 ANNUAL MEETING MINUTES

Fountain Greens Master Association, Inc.

February 25, 2020 | 5:30 p.m. at 640 Belford Avenue. | Meeting called to order by Mark Shoberg, Bray HOA

In Attendance (Board and Management)

John Conrad	Lisa Ortner	Bill Needham
Hermie Fox	Rebecca Storck	Summer-Leigh Pearce
Karen Taylor	Margret Adams	Steven Spydell
	Sue Sharron Parks	Christy Minnick
Mark Shoberg	Joy Cawood	Phyllis Little
Sarah Miller	Karen Huntington	Lois Grenfell
	Beatrice Root	
	James and Judith Brock	
	Thompson and SueAnn Buick	

With 38 proxies received and 18 homes present, it was announced that quorum had not been achieved. With this in mind, John Conrad called for a Special Meeting. The annual packet included a notice beforehand, which stipulated if quorum was not achieved, a special meeting would be called in lieu of the annual.

Introductions

Mark Shoberg introduced himself as the Community Association Manager with Bray HOA Management and Sarah Miller as the HOA Violations Officer with Bray HOA.

John Conrad introduced himself as the President of the Board of Directors and introduced Hermie Fox and Karen Taylor as Board Members

Approval of the Previous Years Minutes

The present homeowners reviewed the previous years' minutes.

Steve Spydell pointed out that there is a mistype in ongoing projects, Line item # 4. The correct verbiage is Irrigation Pump Failure. With this revision, there were two motions to pass the minutes from 2019.

Motion: Steven Spydell

Second: Karen Taylor

There was a majority vote by the present owners to approve the previous years' minutes.

Discussion of Old/New Business

1. Flagpole

John gave a presentation of the new flagpole. It is a 12 foot tall pole with an automatic eye to raise and lower with daylight. The pole will be installed in the area of the 25 Rd and Fountain Greens Dr. and is currently in the installation process. The total expense for the pole ended up at \$15,000.

2. Irrigation

- There have been several repairs on the irrigation system including the purchase of a spare pump that is housed at WD yards, free of charge.
- FGM's insurance policy covers the spare pump even though it is stored offsite.
- WD Yards has signed a contract for 3 years.

3. Ponds

- Pond dredging plans were discussed, based on previous experience Mark informed that pond dredging prices start at \$30,000 and can exceed \$100,000. The board is considering adding a silt trap to the pond that would add a charge of \$1,500 annually to clean out the trap. The discussion of the silt trap was tabled until 2021.
- A member asked what the depth of the smaller pond is. Bray will follow up with WD Yards on plan to assess the small pond's needs.

4. CC&Rs

- A member inquired about the HOA's CC&Rs and when a sub-HOA exits, which rules supersede. Mark explained that the Master HOA's rules supersede the sub-HOA's rules, and State laws supersede both.
- A member asked about updating the CC&Rs and making sure all are current. Mark explained the process and recommended either hiring law firm or forming a committee to review.
- Bill Needham will locate pervious documents regarding the quorum and get information to Bray.
 - *Mr. Needham located the Bylaws change. Quorum is set at 20 percent or 46 units. Quorum for 2020 Annual meeting was achieved. Italicized Minutes Amended April 20, 2020*
- Judy Brock motioned that the Board discuss the possibility of needing the CC&Rs updated, 2nd by Summer Lee Pierce. The motion passes – The Board will discuss at a later date.

Budget

Members discussed that the budget had errors, including the 2019 proposed budget being incorrect as well as several line items. Mark went over the numbers and line items and explained most of the issues were coding errors, which differed from the Dakes' budget line items. Mark will recreate a 2020 budget and Bray will send it to all members with instructions on re-voting to pass the budget with the corrections.

Budget was redrafted after approval from the Board. Bray HOA received 28 votes to approve the 2020 Budget with 0 No Votes. Budget passed. Italicized Minutes Amended April 20, 2020

Elections

John Conrad was re-elected as President of the Board.

Motion 1: John Conrad

Motion 2: Karen Taylor

Voted and it was unanimous

Hermie Fox announced that she will be stepping down.

Karen Taylor was reelected to the Board of Directors.

Motion 1: Karen Taylor

Motion 2: Steven Spydell

Voted and it was unanimous

Bill Needham Volunteered to serve as a member of the Board of Directors

Motion: Bill Needham

Second: Christy Minik

There was a unanimous vote by the present members to elect him

Karen Huntington volunteered to serve as a non-voting Member at Large of the Board of Directors.

Motion: Karen Huntington

Second: John Conrad

There was a unanimous vote by the present members to elect her.

With no other volunteers, the election was closed.

Adjournment

With no further business to discuss, Mark Shoberg called for a motion to adjourn the meeting.

Motion: Bill Needham

Second: Numerous Owners Seconded

All members were in favor. The 2020 Annual Meeting was adjourned at 7:09pm

Signature

Date