

# 2022 ANNUAL MEETING MINUTES

## Fountain Greens Master Association

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February 16, 2022 | 3:31 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, Bray HOA

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### In Attendance

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#### Management

Mark Shoberg  
Cayce Benton

#### In person

Angun Khodkham (3 Units)  
Jacqueline Berwick  
Judith and James Brock  
Joy Cawood  
Karen Huntington  
Beverly Lenox

Christy Minnick  
Sharron Sue Parks  
Karen Plessinger  
Rebecca Storck  
Bill Needham (zoon)  
Barrett Dunn (zoom)  
Tom Buick (zoom)  
**78 proxies received**

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### Notice of Quorum Achieved

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With 78 proxies received and 13 Unit Owners present, it was announced that quorum had been achieved.

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### Introductions

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Mark Shoberg (Mark S for the remainder of the minutes) introduced himself as Bray HOA manager and Cayce Benton introduced herself as Bray HOA assistant manager. Bill Needham introduced himself as being on the board. Karen Huntington introduced herself as being on the board and stepping down. Mark S noted that the Board had notified Bray HOA Mgmt. in Jan. that Karen had already stepped down. Karen clarified that she was officially stepping down at the meeting.

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### Approval of Previous Years' Minutes

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Mark S called for a motion to approve the 2021 Annual Meeting Minutes.

**Motion:** Karen Huntington

**Second:** Jacqueline Berwick

The 2021 minutes passed unanimously

Regarding the 2021 annual meeting: One homeowner mentioned that a zoom meeting is better than just mail-in proxy. Mark S noted that all future meetings will have Zoom available.

Mark S opened the floor for the discussion on new and old business.

➤ One homeowner requested discussion on dredging the main retention pond.

➤ **Dredging the Retention Pond.**

- The Board was working on obtaining new bids for 2022. Bill Needham discussed that they had a contractor lined up to complete the work this winter, but he backed out at the last minute due to a backlog of work
  - Karen met with a vendor to discuss what to do with the silt that comes out of the pond
- Goal is to get it done in 2022
- One option is to use a flotilla-device that dredges the bottom and pumps the silt to the banks where it is removed/hailed away. This would be instead of excavation, which tears up the landscaping and creates a lot of extra costs.
- There was a discussion on how there can be a summer to winter option, and how the excavating works for each season.
  - The Board would like to pursue it as a summer project as the vendors they spoke with stated there would be no disruption of water services.
- The question was asked if the bids include the replacement of the landscaping?
  - The Board explained that there would be a need for two separate bids. One for dredging and once completed, a second bid to restore landscaping. The landscaping bid cannot be obtained until the dredging is completed.
  - The question was asked how much was it for these bids?
    - Bill Needham and Karen Huntington said that it would be between \$100,000 and \$200,000.00.
- Discussion that we have the money in the budget for this project and the dues are at the amount that they are so that the HOA can project for this project again in 15 to 20 years.
- The question was asked shouldn't we have more of the operating cash in CD's or certificates gaining an interest?
  - Karen Huntington explained that the money was in certificates, but they moved it out in anticipation of having this project completed. Most money is in the Operating account, ready for this project.

**Landscaping Questions:**

- Are plant beds, shrubs, and rock part of the maintenance?
  - Yes, those are with WD yards and the board to make final decision
- Mark S explained that there is \$7,000 in the budget for irrigation maintenance and repairs that the board can allocate where it is needed for common area projects/landscaping.
- Mark S highlighted the different line items on the budget that relate to landscaping and irrigation
- The question was asked what is grounds line item?
  - Could be a picnic table or a sign, it is something that is on the ground that is not a shrub or a tree. However, the accounting team for Bray is removing Grounds from coding for future budgets. Grounds will be coded as Landscaping and Irrigation Repairs/Maintenance.

- There was a motion to make the dredging project a high priority for the board to get the bids and start the work with in the next 12 months
  - 1<sup>st</sup> motion: Judith Brock
  - 2<sup>nd</sup> Motion: Christy Minnick
    - None opposed

## Budget

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The 2022 budget was opened for discussion,

- The question was asked why the proposed income budget was \$68,700 and the actual was \$68,100
  - Mark S explained that the difference is from two owners that have not paid their dues to date.
- The question was why electricity is budgeted at \$9,000 when the actual is between \$7,000 and \$6,000
  - This is due to the cost of electricity going up.
  - Bill Needham discussed how there are now higher electricity costs that are being assessed between 4pm and 9pm and the HOA may be getting hit with these higher costs this year
  - Bray will look into this and see if the HOA falls under these higher costs
    - If the HOA does, it will look into not watering at these peak times
- What is the limit for snow removal?
  - WD yards has a 2'' snow trigger for common areas
  - Actual \$497 from WD yard removing snow in the association this winter
- The question was asked what is the \$14,000 that is labels as capital reserves?
  - Mark S explained that this money that is set aside based on a reserve study for the HOA and goes into the reserve savings account
  - CCIOA recommends 10% of gross but the HOA has a reserve study for all capital assets including the dredging of the pond
  - Mark S mentioned that the HOA has a second pump that is located at WD yards in case the pump ever goes down and can be replaced with in 24hr
- The question was asked if there was any current conversation on reducing dues?
  - Mark S explained that after the dredging is completed the dues should remain the same to begin planning for the same project 15 years down the road.
  - Bill Needham mentioned future fence and pipe repair as another reason to not reduce current dues.
  - Reducing dues would be short sighted
  - Dues have been \$300.00 per year for over a decade or longer.
- The question was asked if there were any thoughts about looking for a new landscaper?
  - Most landscapers are busy due to new developments going in
  - HOA has a contract through 2023
  - Look for new bids when the current contract expires. The HOA is saving money by signing 3-year contracts, especially with inflationary expenses in 2021.

Mark S asked for a motion to approve the 2022 proposed budget as it stands

- 1<sup>st</sup> motion: James Brock
- 2<sup>nd</sup> motion: Jacqueline Berwick

- o None opposed in person. 1 proxy of disapproval

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## Elections

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Mark opened the floor for elections

Bill Needham is still serving on the board for 2022

*Jon*  
**John Conrad**

1<sup>st</sup> motion: Bill Needham

2<sup>nd</sup> Motion: Karen Huntington

None opposed

Self-nomination of **James Brock**

2<sup>nd</sup> motion: Karen Huntington

None opposed

Self-nomination of **Barrett Dunn**

2<sup>nd</sup> motion: Bill Needham

None opposed

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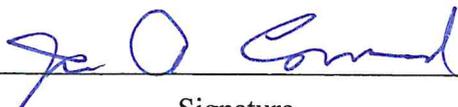
## Adjournment

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

**Motion:** James Brock

The vote was unanimous. The 2022 Annual Meeting was adjourned at 4:16 p.m.

  
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Signature

*Feb 1<sup>st</sup> 2023*  
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Date