

The Helm at Fountainhead Homeowners Assn

Annual Meeting Minutes

January 17, 2018

Board Members Present

Shari Aggson
Bethylin Driscoll
Donna Williams

Bray HOA Management Present

Mark Shoberg
Ali White
Savannah Kohagen

1) Call to Order

The 2018 Annual Meeting was called to order at 1:00 p.m. by Mark Shoberg.

2) Introductions

Mark Shoberg introduced himself as the new HOA Division Head with Bray HOA Management. Savannah Kohagen introduced herself as one of the Assistant HOA Managers, and Ali White introduced herself as the other Assistant HOA Manager.

3) Approval of Previous Year's Annual Meeting Minutes

After reviewing the previous year's annual meeting minutes from when The Helm at Fountainhead was still under management with Heritage Property Management, there was a motion to approve the meeting minutes.

Motion: Bethylin Driscoll

Seconded: Margaret Neumann

With all votes in favor and zero against, the motion was moved to approve the previous year's minutes.

4) Announcement of Quorum Achieved to Conduct Meeting

With one proxy received and five members present, it was announced that quorum had been achieved.

5) Proposed Projects for 2018

a) Tree Trimming/Pruning

It was discussed that there are several trees within the community (mentioned were cottonwoods and junipers) that needed tending to. There was an interest in getting them removed as they were starting to grow out of control. It was resolved to contact a vendor in order to obtain a bid for removing the plants.

b) Pond

i) It was noted there had been year-round water in the past.

- ii) Shari Aggson commented that when the pond had been dredged, quick sand was discovered. Mark Shoberg had suggested laying a clay layer down to retain water, but with quick sand, there's no way to get the equipment in to do so.
- c) Cattails also needed to be addressed, as they take over the space of the pond and spread.
- d) Bethylin Driscoll mentioned that there were 3 different types of light fixtures on the 9 homes with different functions for the different locations. There will need to be a total of 51 fixtures that need replaced. None of the address numbers were visible any longer, so the plan is to replace the light fixtures and the home numbers. Lights on the garages would have sensors and would shine down on the new black address numbers, while the other ones by the front doors would have motion detectors. Photos of the three different types of lights approved by the Board were passed around, with a later discussion on how to pay for the project.
- e) There was a concern on the roof age. The roofs of the buildings were estimated to be 20-23 years old. The community is unsure of how much life is left in them. Mark Shoberg resolved to have a vendor (David Like) go up on the roofs, assess any damage, and work with an insurance adjuster to see if the insurance could cover any cost of replacement.

6) 2018 Budget

- a) Two of the trees in front of 704 C have had an infestation of borers that are threatening the loss of the trees. In 2017, T4 was consulted to spray for aphids. They had mentioned that the borers would need extensive treatment in early 2018 to avoid losing the trees. These expenses are reflected in the proposed 2018 budget but this does not address the concern of future landscaping costs.
- b) There was discussion on how to pay for the exterior lights & numbers. The bid for the lights, numbers, and labor divided by the 9 units would be \$651 per home if done by special assessment. There was more discussion of steeper future expenses for: pump repair/replacement, roof repair/replacement, and landscape preservation.

Motion: Bethylin Driscoll to raise the dues to \$200/month, using the 2017 increase towards the lights/numbers project and then to build larger reserves for 2019 and beyond.

Seconded: Shari Aggson

Unanimously carried.

There was discussion on dividing the cost of the lights/numbers between the dues and a special assessment to be able to complete this project now with concern for raising costs, and serious issues with the invisible numbers.

Motioned: Donna Williams to have a special assessment.

Seconded: Margaret Neumann

Unanimously carried.

7) Annual Election

Shari Aggson volunteered to run as president on the Board. With all votes in favor, she was elected to as president.

Bethylin Driscoll volunteered to run as treasurer on the Board. With all votes in favor, she was elected as treasurer.

Donna Williams volunteered to run for as secretary on the Board. With all votes in favor, she was elected as secretary.

With no other individuals to elect to the Board, Mark Shoberg called for a motion to close the election.

8) Adjournment

With there being no further business to discuss, Mark Shoberg called for a motion to adjourn.

Motion: Shari Aggson

Seconded: Margaret Neumann

The 2018 Annual Meeting was adjourned at 1:58 p.m.