



The Helm at Fountainhead Homeowners Association Annual Board Meeting

Wednesday, 04.24.2019 | Bray Real Estate Office, 1015 N. 7th St., Grand Junction, CO 81501

Attendees

Shari Aggson, *President*
Donna Williams, *Vice-President*
Bethylin Driscoll, *Secretary/Treasurer*
Mark Shoberg, *HOA Division Manager*
Ali White, *Community Association Manager*
6 Members of the community were also present

Call to Order

The 2019 Annual Meeting was called to order at 5:38 p.m. by Mark Shoberg,

Announcement of Proxies and Votes Needed

With one (1) proxy received and six (6) unit owners present, it was announced that quorum had been achieved.

Approval of Previous Years' Minutes

Motion: Bethylin Driscoll

Second: Shari Aggson

With all nine (9) votes in favor and zero (0) against, the previous years' minutes were approved.

New Business

Bethylin Driscoll stated that the Board had recently adopted a couple new policies for the Association.

1. A new policy for the pond that would prohibit children from playing around the area. There are fines associated, if necessary; and
2. A new delinquency policy was adopted, which would add a \$40 late fee instead of a percentage per month.

Discussion on Any Upcoming Projects or Issues

Mark Shoberg opened the discussion by stating Dave Like, with Grand Junction Restoration, was out to fix the roofs. Two of the buildings (702 & 704) had their roofs replaced through insurance claims. Dave Like was the hired vendor to perform the work.

There were several items of discussion on “high priority” projects for the Association:

1. 706’s roof;
2. Purchase a new pump;
3. Updating the policies and governing documents of the Association (many of them contradict each other);
4. Excavating the pond; and
5. Concrete issues (i.e. spaulding and rising)

Precision Hydrovac had been contacted in order to get a bid for excavating the pond. The suggestion from their proposal is to wait until fall, pump out all of the water, have the pond dry out over the winter months, go in and pump out any extra moisture in early spring of 2020, and add a new liner to the pond before it fills again. Mark Shoberg said that the plan is for the project start of fall 2020, because of the cost to the Association.

Another homeowner inquired about removing some juniper trees and bushes by their unit at the 702 building. Bethylin Driscoll stated that the CC&Rs for their Association were clear: no homeowner is able to alter the landscaping because it’s all common area. Another suggestion was to remove the existing landscaping but, instead, install a flower bed. Due to the cost associated with maintaining a flower bed, however, the suggestion was not approved.

One homeowner asked about the gutters. Mark Shoberg suggested getting the gutters cleaned up and tightened to the building, but it is a lower priority than the other items the Association is needing.

Shari Aggson inquired about replacing the exterior siding on the buildings. Mark Shoberg provided an estimated cost of \$10,000 per building for new shingles. One homeowner asked if it would be more cost effective to stucco the exterior instead. Mark Shoberg said the cost could raise to \$30,000 per building.

Budget

The discussion on the 2019 proposed budget was opened. One homeowner inquired about snow removal. The HOA’s governing documents state that the responsibility for the Association does not extend to cover the individual driveways, front walkways, or front patios.

The members also agreed to change the CCRs to make all concrete maintenance, including driveway, exterior garage pads, the responsibility of homeowners and not the HOA.

There was a motion to have all snow removal responsibility and concrete repairs placed on the individual homeowner. CCRs will be updated by an attorney and voted on by the members.

Motion: Donna Williams

Second: Shari Aggson

With all six (6) homeowners voting in favor, the motion was passed. Mark Shoberg resolved to send out a postcard to all individual homeowners, letting them know of the change to the services.

One homeowner inquired on whether the swamp cooler start-up was provided in the Association dues. Bethylin Driscoll stated that the cost used to be absorbed by the HOA; however, over time, swamp coolers had been replaced and it was no longer financially feasible.

All light fixtures had been replaced by Fireplace West in 2018. The maintenance and repair would be covered by the warranty, but light bulb replacement was the responsibility of each owner.

Due to the extensive list of repairs and maintenance items needed, Mark Shoberg recommended that the Association seek out a loan. The cost could raise the Association dues from the proposed \$250/month to \$310/month to repay the loan over a 10-year period. Discussion followed ending in unanimous approval from all six (6) unit owners present.

Bethylin Driscoll asked when the raise would go into effect. Mark Shoberg said it's customary to provide 30 days' notice to all homeowners. Therefore, the increase would happen June 1, 2019.

Following discussion, Mark Shoberg called for a motion to approve the budget with the raise in dues to \$310/month.

Motion: Rebecca Watters

Second: Donna Williams

With all six (6) votes in favor, the budget was passed unanimously.

Annual Election

All serving members on the Board were still within their term limits. No election was held.

Adjournment

With no further business to discuss, Mark Shoberg called for a motion to adjourn the 2019 Annual Meeting.

Motion: Margarette Ruthwhile

Second: Bethylin Driscoll

With all six (6) votes in favor, the meeting was adjourned at 7:31 p.m.

Action Items

1. There is a leak in the 706 building's roof, causing a leak in 706 #C;
2. Acquire three bids for new roof on 706 building;
3. Notify all homeowners of the raise in dues to \$310/month;
4. Purchase a new pump and utilize the existing pump as a backup;
5. Fix raising concrete issues and acquire bids for cost;
6. Contact the Association's bank and seek out a loan in the estimated amount of \$55,000 for repair/maintenance of the Association; and
7. File an insurance claim to see if the Association's current coverage would cover roof replacement for building 706, due to a recent hail storm.

Amended May 2: Bray HOA contacted Farmers' Insurance and filed a claim for hail damage on building 706. It was reviewed and the adjuster met with Dave Like of GJ Restoration and upon inspection, the claim was denied. There was no hail damage.

Bray HOA reached out to Alpine Bank to secure a \$55,000.00 loan for the HOA to be paid off over 10 years.