

FOUNTAIN GREENS MASTER ASSOCIATION

-ANNUAL MEETING-

March 3, 2018 1:30-3:30 P.M.
Goodwill Meeting Room
630 24 1/2 Road Grand Junction CO

Second Draft

APPROVED
ADOPTED
S. E. Jones
4/27/2019

FINAL -
TO BE ADOPTED
-

Call the Meeting to Order:

Steven Spydell called the meeting to order at 1:30 PM. He introduced himself, and Tom Haas as members of the board, and Linda and Loran Dake from the HOA office, to take the minutes and sign in the members. Steven informed the attending members that The Masters Association was set up to manage the irrigation water distribution to the three HOA's, Fountain Green Patio Homes, Fountain Green Hamlet and Village Condo's at Fountain Green. He went on to say, the Masters Association is responsible for the common areas, the two ponds, two entrances to the development and the perimeter fencing.

Steven asked Linda if she had a tally of the members present. She noted there were twenty one (21) residential units represented in attendance and forty (40) proxies: totaling sixty one (61). Steve noted that twenty per cent of the residential units/homeowners, or forty six (46), constituted a quorum, therefore, we had a quorum.

2017 Annual Meeting Minutes:

Steven asked if everyone had a chance to read the minutes from last year's annual meeting, that they were mailed out to each property owner. He asked if anyone had any questions or concerns about the minutes. Being none, he asked for a motion to accept the minutes as written. Barbara Cotting made a motion to accept the minutes as written, Kristi Minnick seconded the motion and it passed unanimously.

Review of 2017 Expenses – Budget Comparison:

Steven presented a work sheet illustrating the 2017 budget and the actual amount spent from the operating budget. He noted a few entries – we started the park bench and additional doggy station in 2016 and finalized it in 2017, painted the pump house and had new double doors installed. The landscape expenses summarized:

. Contract Service – grounds maintenance & dog station	\$19,798
. Landscape/Tree & Shrub replacement	\$ 1,649
. Irrigation System repair	\$ 2,387
. Pump Maintenance	\$1,590

Additional 2017 Irrigation Issues:

Steven discussed the fountain repair in the big pond. The good news is that it was under warranty. He mentioned we were not sure what caused the failure, most likely the seals failed and water caused the damage. There was no conclusion, reason, nor recommendations given from the manufacturer. The configuration of the water pick up was discussed – that in the future, a side mounted intake versus a bottom mounted intake, might be a good idea. During the discussion, it was noted that we had the screen pulled and cleaned due to leaves restricting the intake.

Lights on the Fountain:

Tom brought up the failure of the colored lights, most likely due to failed seals. The good news, it was under warranty, repaired, and reinstalled. He brought up the philosophic question, do we even need the fountain, as it is not needed to aerate the pond, its mostly esthetics. The short discussion from the membership indicated they like the lights and its worth the effort and expense.

Sprinkler Repairs:

Steven brought up the sprinkler repairs subject – when using irrigation water, silt is an issue. The abrasive issues of silt will cause moving parts to wear out.

Fresh Water Mussels:

Steven brought up the subject of fresh water mussels invading the irrigation system. This last year was the first year of the invasion, causing valve failures. He noted, his conversations with WD yards revealed the mussels have been an issue for many years in other HOA irrigation systems. How to address the issue in the future will be an on going discussion with WD Yards.

The Irrigation Pump:

Steve discussed the failure of the transducer that regulates the pump. It was discovered that this item was not in stock and would have two week lead time to get repaired. During the summer, it was discovered the gland packing was leaking – causing the pump house floor to be wet which would eventually rot the bottom plate of the wall section. As a result of these events, we had the pump rebuilt in December. He showed an image of a crane, pulling the pump assembly from its mounted position to transport it to be repaired. The newly rebuilt assembly was reinstalled in February, 2018.

Steve let the members know that with the amount of repairs and the importance of not being without water, the board is considering the purchase of a new pump so that should an event take place that causes an interruption of irrigation water, it would be prudent to have a back up system available.

Jon Conrad asked if we drain the pump in the fall. Steve responded yes, the system is drained before every winter.

Masters Website:

Steven mention the subject has been discussed a few times. He stated it takes about \$500 per year to fund it. The domain name, the site hosting and a web master to make the changes though out the year are all part of the equation. Plus a volunteer is need to let the web master know what and when to post information. A short discussion followed with no volunteers to head up the issue.

2018 Annual Budget:

Steven presented the 2018 Annual Budget. He pointed out that 2018 annual assessment of \$300, will remain the same. He went on to say, the expenses are similar to last years, with landscaping being the largest expense.

Special Projects:

Steve mentioned the line item includes budget for a small fence repair on 24 ¾ road and the completion of the landscaped area on the north perimeter fence where we removed the large Cottonwood Tree last year.

Tree and Shrub Replacement:

Steve gave a brief history of the planted entrance feature off of 25 and Fountain Boulevard has been a challenge. It appears that this is a difficult area to grow a tree. Over the years, we have tried a variety of species, including Spruce and Pinyon Pine, with not much success. The area has been enhance with extra soil and given a lot of attention in an effort to get a tree to grow. Steve said he has approached a nursery, given the history and the conditions, and they recommended a Austrian Pine due to the ground moisture. With proper installation, the nursery will give a one year warranty.

A short discussion took place regarding the South East area staying wet. Steve suggested it may be due to the soil conditions, when the original dirt work was done for the development, this area may have had a high shale content. As a result of failed efforts to grow a tree, it has been suggested to consider planting shrubs and small plants – a landscaped area versus a tree planting. Following a short discussion, Jo Ann Ridder made a motion to pursue landscaping the entrance feature, Gail Kelly seconded the motion, and it passed unanimously.

The Back Up Pump:

Steve stated the board has budgeted, from the reserves, a new pump. A short recap of the issues took place and Jon Conrad made a motion to proceed with the purchase of a new pump. Cathy Arentz seconded the motion and it passed unanimously.

2018 Capital Reserves Analysis:

Steven presented the 2018 Capital Reserve Analysis spreadsheet. He gave a brief overview of the HOA's responsibilities and our requirement from the state, to provide adequate funding for those items. Each item has a cost, an estimated life expectancy and a projected replacement cost. The goal is to save enough money every year to build up the reserve account numbers so that we have the money to replace the item when it has met its life expectancy or worn out. In summary, the report shows if we set aside \$20,600 per year, we should be able to meet our goals. He reminded

the members, this element of the projections is difficult to identify, figuring in inflation, cost of materials and labor. He concluded by stating the BOD will be looking at this reserve funding analysis every year to update the figures and take into account any changes in the economy and or inventory.

A short discussion about the water storage in the big pond took place - how much silt build up do we have on the bottom. Tom responded by letting the members know the pond has been "sounded" (check the depth in various locations) for the last two years. He mentioned the depth of water seems to be staying at about three feet. When the pond is full, the outflow line is a constant flow. This flow seems to be carrying enough silt out of the pond, that for the last fifteen years plus – the pond depth seems to have leveled off where it is now. Steve pointed out, the pond acts as a detention pond when we have storm run off, by gathering the run off and letting it flow through to the outlet.

Elect 2018 Directors:

Steven opened the discussion by stating, we have two vacancies in 2018, Tom is term limited and has decided not to run and Ellie Cobb resigned in 2017 as she sold her condo. Steven pointed out that traditionally we have had a representative from each sub-association on the board. He also mentioned the bylaws allow for five members. Steven asked for any volunteers from the floor. Hermie Fox, from the Hamlet volunteered as well as Jon Conrad from the Patio Homes, to serve on the Board. Gerri Coffey made a motion to accept the two volunteers as Board Members, Jo Ann Ridder seconded the motion and it passed unanimously.

Other Business:

Steven asked the members if there were additional comments.

A member from the Condo's expressed her concern about dog owners not keeping their dogs on leash and not picking up their dogs feces. Following a short discussion, it was determined that she should use the public services, animal control or code enforcement to address the issue.

Adjournment:

Being no further business, the meeting was adjourned at 2:45.