

FOUNTAIN GREENS MASTER ASSOCIATION

BOARD MEETING MINUTES

Dec. 28, 2022

Attendants:

Jon Conrad
Jim Brock
Bill Needham
Barrett Dunn

Location: 2497 Lake Park Ct.

Time: 4:00 PM

The meeting was called to order by Jon.

The proposed budget sent by Bray was discussed. 2 areas were of concern.

The budget shows an increase from \$3000 in 2020 to \$5640 in 2023. This seems large. Jon will get explanation from Bray. It was noted that we will be getting a new contract from Bray in April.

The budget shows \$150,000 for pond dredging. Jim asked if this included the money spent this year. Jon advised that it would include the \$36,000 already spent. It was noted that the \$150,000 was an increase over the \$100,000 approved at the last meeting. (Nov. 16, 2020)

Regarding dredging, the contractor will start again once the ice melts. Existing water will be pumped out through the outflow drain. Jon will ask WD yards to inspect the intake screen and clean out the fountain and lights. The control vault needs a new lock mechanism. The YTD irrigation and maintenance item in the proposed budget sheet includes work done installing a new variable drive and correcting a valve problem.

The budget including the YTD information was approved along with the Feb. 1, 2023 meeting date. It is not necessary to wait for year-end final actual dollars. The package should be sent out to owners.

Jim asked where the HOA records were stored noting that 3 years of storage were required by policy. Jon said that Bray stored records.

Regarding fences, all the research of documents and plats indicates that the Master Association maintains fences only on the common areas on Merganser Dr., on the east side of the small pond, and along the west boundary of the large pond park. The fences in and bounded by the Hamlet are maintained by the Hamlet, and those in and bounded by the patio homes are maintained by the individual property owners. Those bounded in the Village area need measurement to see where they are with respect to the boundary line. A document titled Condominium Map for the north building shows dimensions. Jim found this attached to their CC&Rs. There should be one for the south area. Barrett will check. Bill will check with the Hamlet Board to confirm their understanding.

It was noted that the CC&Rs for the Hamlet includes their maintaining the park within their boundary. There may be some confusion about who mows this area.

Jon will check with Patio Homes board to see if a reminder about fences and trees could be noted in their newsletter to owners.

The meeting was ended at 4:50 PM.

Respectfully submitted

Jim Brock, Secretary