



Village at Fountain Greens Condominiums Association 2019 Annual Meeting

Wednesday, 05.08.2019

Attendees

Tracey Klaver, *Director*

Barrett Dunn, *Director*

Mark Shoberg, *Bray HOA Division Manager*

Ali White, *Community Association Manager*

Call to Order

The 2019 Annual Meeting was called to order at 5:29 p.m. by Mark Shoberg.

Announcement of Proxies and Votes Needed

In order to meet quorum, fifty total unit owners and/or proxies needed to be present. With five (5) proxies submitted six (6) units represented, it was announced that quorum had not been achieved.

Barrett Dunn called for a Special Meeting, in lieu of the Annual Meeting.

Approval of Previous Years' Minutes

Following review, there was a call for a motion to approve the previous years' meeting minutes as presented.

Motion: Lisa Friel-Radifer

Second: Barrett Dunn

With all votes in favor, the 2018 Annual Meeting Minutes were approved.

Discussion on Projects Completed

Barrett Dunn motioned for resolved repair and maintenance of the Association to be opened to the members. Topics discussed followed including, but not limited to:

1. Reserve Study;
2. Wasp nest removal (the pest control company will come out one time per month between the Spring and Fall seasons);
3. Grinding down lifted sidewalks (Mark met with Adcock, who had gotten nearly all of the grounding down; however, the sidewalks can still lift $\frac{1}{8}$ - $\frac{1}{4}$ inches);
4. Replaced some section(s) of sidewalk and removed a couple of trees;
5. SDL Construction fixed some rotten membranes and wood for some of the decks off of the condos. This was done on a case-by-case basis, with the worst decks being fixed first;
6. Aesthetic issues are tabled and are more of a low-priority under safety concerns for residents;
7. Railings have been replaced as the worst ones have been identified; and
8. CC&Rs state that owners are allowed to have pets but tenants cannot.

Discussion on Projects Completed

Barrett Dunn motioned for ongoing repair and maintenance of the Association. Discussion followed including, but not limited to, the following topics:

1. Podium Cap repairs (this is an ongoing issue that has currently been tabled in favor of repairing higher-priority/safety issues);
2. Buildings A, B, C, D, E were not caulked properly which is causing minor damage to the buildings' exterior walls. Sunshine Painting has been contacted to caulk and paint the entire exteriors rather than in patches;
3. Stair fixes are an ongoing issue and also handled as the worst cases repaired first;
4. Due to recent roof repairs and replacements, there can no longer be any satellite dishes installed onto the roof. This is an ongoing project;
5. Fixing burnt out light bulbs is also an ongoing issue;
6. The Village at Fountain Greens sign, off of Fountainhead Blvd. and Fountain Greens Pl. needs to be replaced. A bid has been requested;
7. The dumpster areas' enclosures need to be replaced. Currently, there are vinyl fences that continue to get damaged. Mark Shoberg suggested removing the fencing and, in its stead, install metal pylons. There was a provided rough estimate of \$10,000;
8. Parapets should get fixed, starting with the worst ones; and
9. The unit at I-1 has issues with gutters falling away from the building. Mark Shoberg will reach out to Seth with SDL Construction to get a bid for repair.

Budget

The discussion concerning the 2019 proposed budget was brief. There was a question on the insurance premium number changing; Mark Shoberg stated that the Association had switched from their previous insurance carrier to Farmers Insurance, saving the COA thousands of dollars yearly. .

Barrett Dunn asked what was covered under the line item of "Grounds". Mark Shoberg stated that grounds maintenance (i.e. weed abatement, minor tree/brush trimmings, etc.) was covered, as well as pet waste cleanup.

There was no proposed change in monthly dues for the year.

There was a call for a motion to approve the 2019 Budget as presented.

Motion: Lisa Fiel-Radifer

Second: Paul Currier

With twelve (12) votes in favor, one (1) vote against, and zero (0) abstaining, the budget was approved.

Annual Elections

Barrett Dunn was within her two-year term as a Director and was not be up for reelection.

Tracey Klaver volunteered to serve again.

Motion: Tracey Klaver

Second: Barrett Dunn

With all votes in favor, she was re elected onto the Board.

Mike Surman was volunteered to serve again on the Board in absentia.

Motion: Tracey Klaver

Second: Paul Currier

With all votes in favor, he was re elected onto the Board.

Paul Currier volunteered to serve on the Board.

Motion: Barrett Dunn

Second: Tracey Klaver

With all votes in favor, he was elected onto the Board.

Joan Ortner volunteered to serve on the Board.

Motion: Joan Ortner

Second: Tracey Klaver

With all votes in favor, she was elected onto the Board.

With no other volunteers, the 2019 election was closed.

Adjournment

There was a call for a motion to adjourn the 2019 Annual Meeting.

Motion: Tracey Klaver

Second: Paul Currier

With all six (6) units in favor, the meeting was adjourned at 6:44 p.m.

Action Items

1. Reach out to Adcock Concrete again to fix the concrete issue in front of unit G8;
2. Contact Peaceful Valley to install pet waste stations by building I;
3. For the exterior buildings' painting project(s), contact three recommended vendors: Vivax Pros, Sunshine Painting, and Integrity Painting;
4. Parapets need to be fixed (with worst ones being repaired first); and
5. Contact Seth with SDL Construction to repair gutters by unit I-1.