

2022 ANNUAL MEETING MINUTES

Village at Fountain Greens Condominium Association

May 18, 2022, | 3:30 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, Bray HOA

Management	In Attendance	Proxy
Mark Shoberg Cayce Benton	Paul Currier (Zoom) Barrett Dunn (Zoom) Julia Kleven Karen Plessinger	Nikki Passarelli Fred Binggeli

With seventeen proxies received and four homeowners present, it was announced that quorum had not been achieved.

Introductions

Mark Shoberg introduced himself (herein referred to as Mark S) as the Bray HOA Manager and Cayce Benton introduced herself as Bray HOA assistant manager.

Approval of Previous Years' Minutes

Mark S. reviewed the 2021 minutes and then called for a motion to approve the 2021 Annual Meeting Minutes.

Motion: Karen Plessinger

Second: Julia Kleven

The approval of the minutes was passed with all members present.

Discussion on old/new Business

Mark S. opened the discussion for old and new business.

- Mark S. discussed that building G has been approved to be painted this year by Integrity painting and will hopefully start at the end of May
- Mark S discussed that SDL completed the woodwork and handrails
- Discussion on animal waste clean-up services based on complaints that we have received

- Mark S. discussed to different companies' rates for once-a-week cleaning or even twice a month cleaning, the company would go through the entire community to dispose of waste.
 - Oopsie Poopsie \$80.00 per visit
 - Yabba dabba doo doo \$80.00 per visit
- Bray recommends that the community hire an animal waste clean-up service
- Discussion on how we work with WD yards for this issue around the pond with the Fountain Greens Master Association
- Mark S. discussed the option of the board passing an Animal Waste Policy for all pet owners that utilize the outside area which would include the following items:
 - \$10.00 per month for animal waste clean up
 - 30 days to register pet and or be subject to a \$250.00 fine
 - \$50.00 fine if caught not cleaning up animal waste
- Barrett, the President of the Board, wants to discuss, consider, and hold off on both the policy and the animal waste clean-up service for now as they want to find whoever does not clean up after their pets and have them clean up and take responsibility.
- Board recommends that we revisit if needed in the future
- Discussion regarding trees on Fountainhead Blvd
 - There was a question asked if the trees that were removed along Fountainhead Blvd would be replaced?
 - Mark S. discussed that those trees are a mix of common and private owned trees based on their location. Those in the Fountain Greens Master Association are in the works/plans with WD Yards, but they may not be replaced with the same type of trees that were there before. The board of FG Master is aware and this may be a slow process as they figure out which areas are part of the master HOA and privately owned by residents of Patio and Hamlet Homes.
- The question was asked if there was an increase in HOA associated fees?
 - Mark S. discussed that Yes, there are an increase in these fees
 - Across the board we are seeing a 7%-13% inflationary cost on everything.
 - Maintenance costs are going up a minimum of 13%
 - Due to this there has to be dues increase
- Mark S. Discussed that the dues increase will increase by \$10.00 per month equaling \$195.00 per month effective July 1, 2022.
- The board stated that they will be looking at ways to save money/ and reduce costs on budget line items

Budget

Mark S. opened the discussion on the 2022 budget

- Mark S. stated that there is a recommended increase in HOA dues to \$195.00 per month effective July 1, 2022
 - Next year there will probably need to be another \$10.00 increase to \$205.00 monthly

- Mark S. explained that the association is coming up on its 20-year mark and that the HOA has a lot of expenses and the association needs to set more money aside for future expenses and maintenance including: roofs, parking lots, concrete repairs, and deck membrane maintenance
- Bray will send notices to homeowners regarding the dues increase
- Discussion on why snow removal costs jumped from \$1,850 to \$7,400 on the budget
 - Mark S. explained that this amount was based on actual costs from January 2022 to now
 - Current amount is already paid out
 - Discussed snow trigger with peaceful valley
- The board asked that the power washing line item be taken off the proposed 2022 budget
 - Power washing will be based on an as need basis
- Mark S. asked for a motion to approve the 2022 proposed budget
- Motion: Julia Kleven
- Second: Paul Currier

One proxy received was opposed, Mark S. explained that they 67% of home represented would be needed not to pass

Budget passed

Elections

Mark S. stated that the current board is in place until 2023 due to two-year terms.

Adjournment

With no further business to discuss, Mark S. called for a motion to adjourn the meeting.

Motion: Paul Currier
None opposed

The vote was unanimous. The 2022 Annual Meeting was adjourned at 4:24 p.m.

Barrett Dm
 Signature

May 10, 2023
 Date