

The Village at Fountain Greens Condominiums Association, Inc. 2018 ANNUAL MEETING

BOD Members Present

Cathy Arentz
Tracy Klaver

Bray HOA Management

Mark Shoberg
Savannah Kohagen

1. Call to Order

The 2018 Annual Meeting was called to order at 5:30 p.m. by Mark Shoberg.

2. Announcement that Quorum was not Achieved

With one proxy and eight members present, it was announced that quorum was not achieved. Mark then explained that since quorum was not achieved, Cathy could call for a special board run meeting.

Cathy called for the special board run meeting.

3. Introductions

Mark Shoberg introduced himself as the HOA manager and Savannah Kohagen as the Assistant Manager of Bray HOA Management.

The present board members (Cathy Arentz & Tracey Klaver) introduced themselves.

The remaining present owners introduced themselves.

4. Approval of the 2017 Meeting Minutes

After reviewing the previous year's annual meeting minutes, there was a motion to approve the meeting minutes.

Motion: Cathy Arentz
Second: Tracey Klaver

The motion carried unanimously.

5. Projects & Concerns

- Mark explained the Reserve Study and the overall big projects to come.
 - Wasp Nests Removal
 - Podium Caps
 - Grinding of Lifted Sidewalks
 - Etc.
- This Reserve Study can be a resource for the BOD and Association to refer to. (To prioritize funding and projects)
- Sunshine Painting suggested that we hold off painting for the year or only paint what is necessary. (This is because there is not quite enough sun damage)
 - F-16 = Rough
- The HOA only budgeted about \$15,000 for Landscaping for the year of 2018.
 - A homeowner was concerned that in February there was about \$5,000 in Landscaping invoices. This appears to be due to a large amount of Tree & Shrub Maintenance and Removal
- A homeowner was concerned why there were extra charges for snow removal and ice met.
 - Mark explained that we sent them out again because we received a call that someone fell.
- Rotted wood and damaged membrane in the C & F building.
- Sagging membrane and possible rotting wood- B11
- F12 Railing is badly damaged. (Work order issued)
- Buildings ABCDE were never caulked properly
- Dogs!!
 - Owners may have dogs, but renters cannot.
 - A couple of renters have dogs and will be notified to comply with the CC&Rs. E9, A16 (Cathy has made contact with the management company of A3) Letter sent to E9 & A16
 - If Bray/BOD sees a rental sign, call the rental company and notify of the policy!
- Satellite Dishes cannot be attached to the roof!
 - There is currently a satellite dish on the roof on the D building.
 - Bray will have roofer remove the dish from the building and send a letter to the owner, asking them to have their satellite provider put the dish on a tripod.
- With the large amount of projects scheduled for the next couple years, Cathy Arentz wanted to make sure that there was an overseer.
 - Mark explained that Wayne Hunter the head of Bray's Maintenance department was one of the developers of The Village at Fountain Greens and would make sure that everything is progressing properly.
- Metal on top of the stairs between two units is a slipping hazard. (Between E13 & E1) Mark is in contact with Seth about getting this fixed.
- Light Fixtures & Bulbs-
 - The new bulbs cost about \$1 per year compared to \$6 previously. Cathy Arentz explained that if the Association buys from Once Source Lighting, they offer a 3 year warranty on the bulbs. (970)243-2400. This would be a good shorter term fix, but the fixtures need to be replaced in order for the bulbs to not keep burning out.
 - The board is looking into a new design of light fixtures so that bulbs don't burn out as easily and are weather and pest proof. (Mason Jar Type)

- Fixtures are not a high priority at his time. SAFETY FIRST!
- Sidewalk Grinding
 - The grinding will be done this year. Mud jacking and full replacement will be considered.
 - Tree roots are the culprit. Long Term, trees may need to be replaced with drought resistant bushes/plants, etc.
- Capital Repairs are the main reason for the dues increase.
- Dave Like will be going out to look at the roofs to see what insurance money the Association can get to repair/ replace the roof.
- There are about \$27,000 in unpaid HOA dues, how do we address this issue?
 - Mark explained the process. Courtesy Notices, Certified Letters, Liens, Collections, Foreclosure. (All with the hopes that they set up a payment plan.)
- The dumpster outside of the A building is missing a wheel! (Bray will contact Rocky Mountain Sanitation)

6. Approval of the 2018 Budget

- Mark explained that all the planned capital improvements justify the dues increase.
- Cathy Arentz believed it would be best to get all the numbers (from the Reserve Study) before approving the dues increase. Mark explained that no matter what the Reserve Study shows, the association is going to need the money for all the planned projects.

After a short discussion on the best course of action, Cathy motioned to approve the budget with the dues increase. Beginning May 1, 2018 monthly association dues will be \$182 per month and garage dues will be \$50 per month. (For the four garages not associated with an actual unit.)

Motion: Cathy Arentz
Second: Tracy Klaver

The motion carried unanimously.

7. Election

- Cathy appointed herself for the position of “President”.
- Cathy appointed Mike Surman in absentia for the position of “Vice President”.
- Cathy appointed Tracey Klaver for the position of “Member at Large”.
- Cathy appointed Barret Dunn for a position that would be later determined.

8. Adjourn

With no further business, Tracy motioned to adjourn.

Motion: Tracy Klaver
Second: Cathy Arentz

The 2018 Annual Meeting was adjourned at 7:00pm.