

# 2023 ANNUAL MEETING MINUTES

## The Helm at Fountainhead Homeowners Association

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May 7, 2023 @ 3:30p.m. – 640 Belford Avenue. Meeting called to order by Mark Shoberg, HOAServices 3:30PM

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### In Attendance Board

### Proxies

### Management- HOAServices

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Margrette Lisle  
Jane Nettleton  
Sharon Aggson  
Wilderness LLC (Darryl  
Grosjean)  
Bethylin Driscoll Trust  
Nancy Kissner  
Sue Neuman  
Donna Williams

1 proxy received.

Mark Shoberg-  
Annie Shoberg  
Cayce Haren

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With 1 proxy received and 8-unit owner's present, it was announced that quorum had been achieved.

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### Introductions

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Mark Shoberg (hereby referred to as Mark S.) introduced himself as being with HOAServices, Annie Shoberg introduced herself as being with HOAServices and Cayce Haren introduced herself as being with HOAServices.

The Board introduced themselves:

Sharon Aggson  
Donna Williams  
Bethylin Driscoll

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### Approval of 2022 Minutes

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Mark S. asked for a motion to approve the 2022 minutes

First motion: Sharon Aggson  
Second motion: Bethylin Driscoll

None opposed.

2022 minutes Approved.

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## Discussion on New and Old Business

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Mark S. opened the discussion for old and new business

- Discussion on how updating the CC&Rs was going.
    - Met to draft changes but halted due to Legislative changes that needed to be integrated into CC&R's
    - Once final draft is completed HOAServices recommends an 11-month proxy for community to review and vote on the new CC&R's
      - The board can choose a shorter time frame if they want.
    - The CC&R's need 67% approval to change.
  - Discussion HB 22-1137 as these are a higher priority.
    - Added a bunch of stipulations to the following policies.
      - Dues Collection
      - Covenant Enforcement
        - Must give 60 days to ratify until any fines can be processed.
        - Your HOA is mostly Compliant.
    - Board can vote these in and post publicly.
  - Discussion on lake in association
    - One owner brought up that it looks terrible.
    - It was explained that yes there is scum on the top of the water, but the brown color is the bottom of the lake is silt from excavating that was completed.
    - Discussion on adding a fountain to the lake.
      - This has been discussed in the past.
      - It is an expensive project, and the association hasn't had the money in the past to add this.
      - Members want to revisit this idea. Mark will reach out to WD Yards to get the price of fountain bid from a few years back.
      - It was mentioned that the fountain will help with mosquitoes.
    - Silt traps and vaults are filling up faster this year and may have to be cleaned twice this year.
      - The question was asked if there was a guarantee on the silt traps.
        - it was explained that no there is not because the vendor can not account for user error.
      - The question was asked how much it costs to clean out the vault.
        - Each time it is around \$600-900 depending on how much silt.
        - costs will probably go up in cost this year.
  - Discussion on Fountain Greens Master Pond
    - Started dredging, stopped due amount of silt, major repairs, going to retry this winter.
  - Discussion on railroad ties
    - Repairs are in the process as we are waiting for more information.
    - Suggestion to install larger railroad ties.
  - Discussion on hydrovac vendor using hoses to clean out vault instead of truck driving on driveways/ landscaping.
    - Higher costs due to cost of hose
    - Discussion on crack on driveway that happened while the vendor truck was on it.
      - It was determined that this was not the vendor's fault.
      - The concrete vendor determined that the concrete was not compacted correctly when it was installed.
  - Discussion on if driveway repair/replacement is an HOA responsibility.
    - Gray area
    - All driveways are settling.
    - Costs around 80k to fix all.
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## Budget

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Mark S opened discussion on the proposed 2023 Budget.

- One home owner asked how many years were left on the HOA loans.
  - Mark S. stated that it was a 10-year loan and there are around 6 ½ years left of the top on my head. But he would have to check for a definite answer.
- Increased maintenance costs due to the age of the association
- Discussion on dues increase.
  - Could increase dues gradually and not all at once.
  - Wish list if dues were increased.
    - Legal costs for new CC&R's
    - Concrete repairs
    - Replacement of broken railroad ties
    - Adding fountain to lake
  - One homeowner made a motion to increase dues to \$330 monthly effective 7/1/2023.
    - No second motion
  - A motion was made to increase dues to \$330 monthly for the remainder of 2023 effective 7/1/2023 and then raise the dues to \$350 monthly for 2024 starting January 1, 2023.
    - First motion: Bethylin Driscoll
    - Second motion: Margrette Lisle
      - None opposed. Budget increase passes.

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## Elections

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- Mark S. asked if the current board members were willing to serve for another term.
  - Reelect the three current directors to the board for a 3-year term.
    - Sharon Aggson
    - Donna Williams
    - Bethylin Driscoll
  - Not Opposed
    - Sharon Aggson reelected - 2023-2026
    - Donna Williams reelected - 2023-2026
    - Bethylin Driscoll reelected - 2023-2026

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## Adjournment

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With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting.

Motion made by Bethylin Driscoll

No one present objected to the close of the meeting

The 2023 Annual Meeting was adjourned at approximately 4:48 p.m.

Bethylin Driscoll

Signature

5/28/2024

Date