

2024 ANNUAL MEETING MINUTES

The Helm at Fountainhead Homeowners Association

May 28, 2024 @ 3:00p.m. – 640 Belford Avenue. Meeting called to order by Mark Shoberg, HOAServices
3:00PM

In Attendance Board	Proxies	Management- HOAServices
Jane Nettleton Sharon Aggson Wilderness LLC Rebecca Walters Bethylin Driscoll Trust Nancy Kissner Donna Williams	1 proxy received.	Mark Shoberg Cayce Haren Rebeckah Webb

With 2 proxies received and 6-unit owner's present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg (hereby referred to as Mark S.) introduced himself as being with HOAServices, Rebeckah Webb 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

Approval of 2023 Minutes

Mark S. asked for a motion to approve the 2023 minutes

First motion: Sharon Aggson
Second motion: Bethylin Driscoll

None opposed.

2023 minutes Approved.

Discussion on New and Old Business

Mark S. opened the discussion for old and new business

- Discussion on Revised CC&R's
 - Mark S noted that they can be voted on today or can be voted on later if owners still needed to review
 - The CC&R's were revised to make them current and to add clarification
 - Mark S noted that the main changes were on page's 11 and 12
 - Discussion among members regarding people wanting to visit the pond
 - It was noted that the bylaws need to be updated as well to make it more manageable to make changes
 - One owner asked who the ACC was.
 - It was noted that the ACC is the board
 - Mark S. suggested that the board revise section 2 on page 12 to note that all points of egress are the owners responsibility
 - One owner asked who was responsible for the swamp coolers
 - It was noted that swamp coolers are an owner responsibility
 - Mark S explained that if the revised CC&R's are voted on today and accepted then they will go to legal for final review and then recorded with the county. The cost will be around \$1,000 for legal fees
 - It was noted that in section 14 under trash disposal it says "each Owner shall place all trash in strong plastic bags" the board wanted to stick this and replace it with each Owner shall place all trash in appropriate trash receptacles.
 - A motion was made to accept the Revised CC&R's with the two changes to section 2 regarding the points of egress being the owners responsibility and section 14 regarding owners placing all trash in appropriate trash receptacles.
 - 1st motion: Donna Williams
 - 2nd motion: Bethylin Driscoll
 - 7 owners voted yes: motion passes
 - Mark noted that the changes will be made and that the board will do one final review of those changes before they are sent to legal
- One owner asked about the section in the CC&Rs that talks about cars parking outside and if it includes visitors.
 - It was noted that the driveways are considered outside parking and that visitors can park there.
 - Campers are not allowed
- Discussion on driveway damage from vendors with big trucks
 - Mark S discussed that Adcok went out and determined that the driveway was never compacted correctly
 - Adcock recommended that the entire driveway be torn out and replaced
 - Board decided to table for now as the cost is upward of \$15,000 and there is no money in the budget at this time
 - The board also stated that they are hesitant to put money towards concrete repairs when there are still issues with the pond
 - The owner with the impacted driveway stated that she got an estimate done and the total was around \$6,400
 - The owner asked if the cost of the repairs should be the responsibility of the vendors
 - Mark S. explained that there were many vendors that there were many vendors that drove on that driveway
 - The owner stated that when the driveway is repaired she is willing to pay and have her sidewalk relaced where there is a gap.
- Discussion on siding damage from vendors
 - Mark S. explained that is damage is not covered under vendor insurance
 - Could risk losing landscapers if a claim is filed
 - One owner asked of they could make repairs themselves

- Mark S. explained that if an owner wanted to make repairs they would need to submit an ACC request for the board to review
- Mark S. explained that since we have been using precision hydrovac they have purchased extra hoses specifically for your HOA for the pond.
 - One owner asked if precision hydrovac could give owners a heads up on when they will be working in the HOA
 - Mark S. explained that they don't give us a time on when they will be working in the HOA due to their high volume of work. We will schedule and not hear from them again until I receive an Invoice.

Budget

- One home owner asked what expenses are for the pond.
 - Mark S. explained that in the past the owners wanted a water feature
 - It was noted that this helps with mosquitoes
 - Got an initial bid from WD yards for \$3,000
 - WDyards has withdrew that bid
 - Additional annual costs
 - Bethylin noted that the HOA needs to have money for emergencies
 - Electrical costs
 - Waterline repairs
 - HOA is responsible for waterline repairs on the mainline
 - Valve on the pond
 - Monitor flow
 - Ongoing maintenance
 - It was noted that the pond should never have to be dredged again due to the two silt traps that were installed. These do have to be maintained properly.
- Discussion on Landscapers
 - It was noted that the HOA has a landscaping contract with High performance and that they will subcontract out work that is not part of their contract.
- Discussion on if there are any specific rules for cameras
 - Mark S explained that there are no specific rules on cameras
 - If the camera is looking out and surveying the common areas the that would need to be approved by the Board
 - Doorbell cameras are typically fine
- Discussion on small skylights
- Discussion on High performance
 - One of the cheapest landscapers
 - Craig will do things for the HOA that most landscapers wont
 - Bethylin Driscoll discussed that she has a quality working relationship with high performance
- Discussion on why the irrigation water was late this year
 - Mark S explained that we don't know why the water was late this year
 - There could potentially be an issue with someone messing with the valves but as we have been finding them we have been locking them. (There are no as built for your HOA)
 - One owner asked who all knows where the Valves

- Board has access. We don't give out exact locations, this is the board's discretion.
 - Valves are locked when found
 - We don't know where the lines are located as there are no as builts for this HOA.
 - HOA does have systems in place if something happens.
- One owner asked if we could get emails when things are happening
 - Mark S. said yes as long as the board approves the community emails
- Discussion on increased management fees as one owner had an issue with the increase
 - Mark S. explained that we have had an increase with our payroll due to inflation at about 25%
 - 99% of the HOA's that we manage saw the same increase
- Discussion on Commitments that the HOA has
 - Loan
 - Landscaping contract
- One owner asked if there is a policy for any project over a certain amount to get multiple bids
 - Mark explained that yes there is. We received multiple bids for the roofing project and dredging project
 - For smaller repairs we will just work with one vendor
- One owner asked when the loan would be paid off
 - Mark S. stated that the loan balance is currently \$38, 279
 - Original was \$60,000 for a 10-year loan
 - Set to expire in 2029
 - Monthly payments are \$626.28
- A motion was made accept the proposed 2024 budget
 - First motion: Sharon Aggson
 - Second motion: Donna Williams
 - None opposed. Budget increase passes.

Elections

- Mark S. asked if the current board members were willing to serve for another 1-year term.
 - Self-Nomination: Bethylin Driscoll
 - Second nomination: Jane Nettleton
 - None opposed
 - Self-Nomination: Sharon Aggson
 - Second nomination: Donna Williams
 - None opposed
 - Self-Nomination: Donna Williams
 - Second nomination: Bethylin Driscoll
 - None opposed

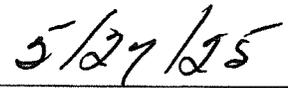
Adjournment

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

No one present objected to the close of the meeting

The 2024 Annual Meeting was adjourned at approximately 4:00 p.m.


Signature



Date

