

2025 ANNUAL MEETING MINUTES

FOUNTAIN GREENS MASTER

February 19, 2025 @ 3:00pm at Mesa County Workforce Center 512 29 ½ Rd
 The meeting was called to order by Hayden Janssen HOA President at 3:03 PM.

In Attendance	Proxies	Management
Ross & Nettie Antonelli		Mark Shoberg HOA
Genevieve Blecha		Manager
Ann Boland		Cayce Haren
Thompson and SueAnn Buick		Assistant HOA
Dennis and Ursula Clark		Manager
Alanna and Jon Conrad		Rebekah Webb HOA
Ryan Fleming		Agent
Paul and Joyce Flesher		
Schwartz Real Estate LLC (3)		
Stephen Gilmore		
Karen Huntington		
Hayden Janssen (2)		
David and Karla Klemm		
Susan Marquardt		
Max Johnson Harris Revocable Trust		
Christy Minnick		
Deborah Monfea		
Barbara Moore	_30_ proxies	
Bill Needham	received.	
Summer-Leigh Pearce		
Karen Plessinger		
Robert and Connie Sanford (2)		
Sharron Sue Parks Living Trust		
Annika Sheya		
Steven Spydell		
Phyllis Veale		
Faith Welsh		
Rebecca Wiemer		
JoAnne Williams		
<u>ZOOM</u>		
Michael Antonelli		
Michael Bouchet		
Kyle Harriman		
Jessica Piccoli		
Patricia Shepard		
Samsung SIM-X210 (Jeff Coran)		

With 30 proxies received and owners from 39 units represented; quorum was achieved. Quorum is set at 20% or 46.

Introductions

Hayden Janssen introduced himself HOA President

Hayden provided a round of thank you-s to HOAServices, his fellow board members for their work, and the community members for participating in the meeting.

Approval of 2024 Minutes

Hayden called for a motion to approve the 2024 Annual Meeting Minutes

First motion: Hayden Janssen

Second motion: Jon Conrad

None opposed.

2024 minutes were approved.

Old and New Business

- Discussion on patio homes and their responsibility for irrigation tap shut off, filter maintenance, and main log out. HOA emphasized the importance of knowing how to operate these systems to prevent strain on the main manifold system. It was encouraged for owners who have questions to reach out to the board.
- Discussion on the sprinkler system at the park. The board sought feedback on when the system should operate, considering the electricity rates and potential impact on walkers. After a vote, HOA decided to operate the system from 8 PM to 8 AM.
- The board provided updates on the movement of one CDs to Timberline to make 4% and moved the HOA savings to Alpine, where we're making 2.5%.
- Discussion on the re-roofing and repainting of the pump house.
- Discussion of the ongoing issue of invasive mussels in the pond, which is causing strain on the pump and motor, leading to costly replacements.
 - It was noted that the pond is a significant financial burden, costing over \$25,000 last year
 - One owner mentioned that mussels are not only a local issue but also a state issue, as they are brought in on boats from out of state.
 - It was suggested that the owner contact local elected officials about the concern. However, it was noted that the mussels are already in the pond and are breeding, making it a difficult problem to solve.
 - It was noted that the pond's water is used for irrigation, and any solution could possibly involve cutting off the canal and using city water, which would be expensive.
 - It was noted that the current budget allocation of \$10,000 for 2025 is insufficient, as they have already spent \$17,000 on a new pump in January.
 - Discussion on the possibility of discontinuing the use of the pond pump and having residents use their own domestic water for irrigation is mentioned as a potential cost-saving measure.
 - Patty Shepherd asked for clarification on whether the pond can be maintained without the pump and if individual property owners would be responsible for irrigation in that scenario.
- Irrigation System Alternatives Discussed
 - It is noted that the HOA waits two weeks after the canals open before activating the pump to allow silt to flow past.

- Discussion on the possibility of using city water for irrigation. While it can be economical for small lots, it's generally more expensive, with installation costs prohibitively expensive.
 - Some residents share their positive experiences with domestic water for irrigation, noting increased water bills but fewer maintenance issues.
- There is a suggestion that future solutions may involve more xeriscaping and less turf, acknowledging the challenges of living in a desert environment with mussel problems.

Budget

Budget is open for discussion.

- One owner brought up Section 7 of their bylaws, which allows for annual assessment adjustments in accordance with the Association budget. The owner also mentioned that Article 15 of their Bylaws states that the Declaration (CCRs) takes precedence over the Bylaws. The owner indicated that if the budget is rejected, the previous year's budget will remain in place until a new one is adopted. The conversation ended with a discussion on the implications of rejecting the proposed budget, it was noted that unless a super-majority rejects the budget (>67%), then it will stand.
- Discussion on the need for an increase in annual dues from \$300 to \$500 per year. The increase is due to inflation and high costs of maintenance and repairs for the pond and irrigation system, which are both over 22 years old.
- It was noted the need for a reserve study to better understand future expenses.
- A suggestion to potentially turn off the irrigation system, fill in the ponds, and build a park or recreation area was made.
 - It was noted that this would require a 67% approval from the homeowners and would be very expensive.
- It was noted that there was a significant increase in insurance costs over the past two years.
- Continued discussion on the need for increased dues to cover maintenance and replacement costs, particularly for irrigation systems and sidewalks.
 - It was noted that the current reserve study may likely indicate that the proposed \$500 annual increase is insufficient.
 - Discussion on the possibility of special assessments if the necessary funds are not raised through dues. The board emphasized the importance of maintaining the community's reputation and property values.
- A suggestion was made to spread the \$500 increase over a few months.
 - Discussion among members. Owners will have the option to pay the annual dues in full in January or in 2 payments, half due by Jan. 1 and half due by April 1. The annual dues statement will state this option in 2026
 - This year's dues increase will be prorated, meaning that if you have already paid the previous dues of \$300 you will only owe \$112.50. Totaling \$412.50. An Invoice for the prorated increase of \$112.50 will be sent on April 1st and will be due by April 30th.
 - Increase to \$500 annual in January 2026
- Continued discussion on the proposed budget for the HOA, focusing on various line items and their justifications. The board explains that the electricity budget increase is based on the highest monthly invoice multiplied by 12 to be conservative, while the landscaping budget appears to double due to a reallocation of costs previously included in the retention pond and dredging expenses.
- Members express concerns about rising HOA fees, and the board addresses questions about specific budget items, including the cost of a reserve study

- One owner asks about the possibility of using solar panels to reduce electricity costs. It was noted that this would be cost prohibitive as the solar panels couldn't run the equipment.

Motion to approve the proposed 2025 budget as it stands

1st: Steven Spydell

Second: Bill Needham

46 in person/online voted to approve the budget, 17 voted to approve the budget via proxy and 12 voted to reject the budget via proxy

Budget passed and approved effective April 1, 2025

Elections

No elections at this meeting.

Adjournment

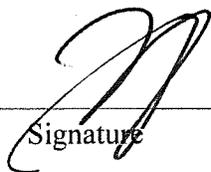
- One owner asked for an update on the work being completed on 24 road
 - The board stated that they could not address that as it was not on this meeting agenda
 - You can send us an email with your questions through HOAServices

With no further business to discuss, Hayden Janssen asked for a motion to adjourn the meeting at 4:14 pm.

Motion: Bill Needham

None opposed.

The meeting adjourned at 4:14pm.



Signature

9 Feb. '26
Date