

2023 ANNUAL MEETING MINUTES

Fountain Greens Master Association

February 1, 2023 | 3:31 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, Bray HOA

In Attendance

Management

Mark Shoberg
Annie Shoberg
Cayce Haren

In person

Margaret Adams
James and Judy Brock
Joy Cawood
Alanne & Jon Conrad
Barbara Cotting
Lois Grenfell
Karen Huntington
Beverly Lenox
John Manfro
Christy Mcdermend
Bill Needham
Summer-Leigh Pearce
Beatrice Root
Rebecca Stork
Phyllis Veale

Steven Spydell (zoon)
Karla Klemm (zoom)
Tom Buick (zoom)
Brian Guth (zoom)
Paul Currier (zoom)
Candance White (zoom)
78 proxies received

Notice of Quorum Achieved

With 40 proxies received and 30 Unit Owners present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg (Mark S for the remainder of the minutes) introduced himself as Bray HOA manager, Annie Shoberg introduced herself as being with Bray Property Management and Cayce Haren introduced herself as Bray HOA assistant manager.

Jon Conrad, Bill Needham, and Jim Brock introduced themselves as being on the current board of directors

Approval of Previous Years' Minutes

Mark S called for a motion to approve the 2022 Annual Meeting Minutes.

Motion: Jon Conrad

Second: Bill Needham

None opposed.

The 2022 minutes passed unanimously.

Old & New Business

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

- Fencing and maintenance/replacement responsibilities
 - Fences on Patio HOA homes were installed as a package and sold to homeowner. Meaning the fences are the homeowner's property and the homeowners responsibility to maintain and replace as needed.
 - Hamlet and Village at Fountain Greens COA manage their own fences.
 - Details found through county records and zoning details (drafts for development that were submitted to the city)
 - Fences are not the Master Associations responsibility; they are the individual HOA's responsibility.
 - The question was asked what part of the fence is the Master Associations responsibility?
 - It was explained that the Master association is responsible for the common area fencing and the signage on the entrances to the association.
- Jon discussed that we have to be mindful of any big infrastructure, there has to be capital reserves.
- Biggest burdens for the master association:
 - Sprinkler irrigation system pump house
 - Community Park
 - Entry to Association
 - Snow Removal
- Discussion on Dredging
 - Ongoing Project
 - Vender has ceased project currently due to low temperatures.
 - Cannot have a layer of Ice.
 - Drainage water filling pond back up
 - Takes about days to pump out.
 - Vendor was anonymously reported to OSHA due to safety concern.
 - Work site was inspected, and no problems were found.

- This project was the least intrusive option.
- Biggest expense on capital reserves
- The question was asked what the cost of the dredging is.
 - Budgeted \$150,000, spent \$30,000 so far.
- Discussion on if there will be potential water issues with what is going on with the Colorado River in the future.
- Discussions on lights out in Park
 - Reached out to Xcel and Grand Valley Power both said that the lights were not theirs
 - Reached out to WD yard today to see if they could assist and repair.
 - These are WD Yards responsibility, updated lights the LED.
- Discussion on Reserve Study
 - Capital replacement projects.
 - Landscaping within common park
 - Fountains
 - Irrigation pumps/control systems
 - The board does not think that they need a formal reserve study.
 - If someone is willing to take on the task of obtaining a ruff estimate on costs.
 - Mark S discussed that Reserve studies are generally for Condos or HOAs with a lot of assets to maintain.
- Recap on WD Yard contract which continues through 2023 (new VFD for irrigation pond pump, decorative fountain with light feature being cleaned and restored).
 - The children's playground and adjacent park are Hamlet HOA's responsibility.
- Discussion on Landscape vendors using less toxic fertilizers and pesticides.
 - Not discussed currently but the board will investigate and discuss with WD Yards for the Master Association
- Discussion on Vacation rentals
 - Fountain Greens Master's CC&R's do not allow for Vacation rentals (i.e. less than 6 months)
 - City of Grand Junction does not allow less than 30 days.

Budget

The 2023 budget was opened for discussion,

- Plan to spend \$150,000 for dredging project.
 - The question was asked what will happen if the dredging is not complete with that amount of money.
 - The board will reconvene and address.
 - The question was asked why the dredging was necessary.
 - Mud and silt getting in the pips from river water
- The question was asked if the budgeted amount for electricity was enough?
 - The board believes so, based on inflation, HOA conserving energy, and watching what hours the pump is running.
- Mark S asked for a motion to approve the 2023 proposed budget as it stands.
 - 1st motion: Jon Conrad

- 2nd motion: Beatrice Roots
 - None opposed in person. 1 proxy of disapproval

Elections

Mark opened the floor for elections.

There are two positions open. One is Member at Large that Barrett Dunn volunteered to be reelected.

Bill Needham

1st motion: Barbara Cotting

2nd Motion: Summer-Leigh Pearce

None opposed. (2-year term)

Barrett Dunn

1st motion: Judy Brock

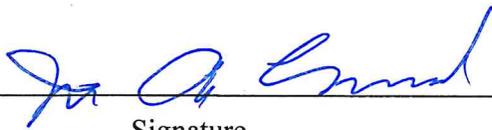
2nd motion: Rebecca Wiemer

None opposed. (1 year term)

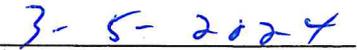
Adjournment

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

The vote was unanimous. The 2023 Annual Meeting was adjourned at 4:23 p.m.



Signature



Date