

2026 ANNUAL MEETING MINUTES

The Helm at Fountainhead Homeowners Association

May 26, 2026 @ 3:30p.m. – Bray Education Center, 640 Belford Ave. Meeting called to order by Mark Shoberg, HOAServices 3:36PM

In Attendance	Proxies	Management- HOAServices
Jane Nettleton and Margrette Lisle Sharon Aggson Rebecca Watters Bethylin Driscoll Trust David Walsh Nancy Kisner (Zoom)	2 Proxies	Mark Shoberg

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.

The Board introduced themselves

Approval of 2025 Minutes

Mark S. asked for a motion to approve the 2025 minutes

First motion: Bethylin Driscoll

Second motion: Sharon Aggson

None opposed.

2025 minutes Approved.

Discussion on New and Old Business

Mark S. opened the discussion about old and new business.

Irrigation / water supply Summary of discussion:

- Community has long-running reduced/late irrigation flow; current season has no sign of water by the date of the meeting.
- HOA engaged multiple irrigation experts over prior years; current actions include contacting Ron Davis (experienced local irrigation specialist) to walk the site with Beth and review system.

- Grand Valley Irrigation’s role: they control the canal headgate(s). Grand Valley will be asked to inspect/blast (jet) the HOA headgate to try to clear/seat it; HOA cannot legally shut other users’ headgates.
- System issues described: HOA irrigation main is a “home run” buried ~3/4 mile under other properties with limited ability to scope/jet beyond ~300 ft; mapping/records incomplete; potential causes discussed include silt/obstruction, multiple small leaks, tree roots, lower water table.
- Potential solutions discussed (options and approximate costs described):
 - Short/medium term: continuing inspections, request Grand Valley jet at headgate; Ron Davis on-site assessment; monitor for seasonal trickle (historically sometimes arrives by July).
 - Volunteer watering by owners to save trees (minimum ~5 gallons weekly per tree; targeted watering/drilling to roots).
 - Contracted watering by landscaping contractor (WD Yards / Craig) — approximate current market example cost cited ~\$500/month for HOA-wide watering (seasonal; June–Aug).
 - Install small domestic backflow + drip irrigation targeted to specific trees/areas (examples given ~\$5,000–\$10,000 for limited tree protection; HOA reimbursements/arrangements discussed).
 - Major infrastructure alternatives (expensive): new bored line under houses (multi-million \$) or connect to a neighbor’s headgate via legal agreement (~\$10–\$20k at best-case plus legal/Grand Valley approval), or fill/repurpose pond and convert to domestic system (est. \$10k–15k+ depending on scope).
- Short-term action plan (agreed at meeting):
 - HOA/management to request Grand Valley Irrigation to revisit and set up the HOA’s headgate and report findings.
 - Beth to meet onsite with Ron Davis to walk the system and identify potential fixes; Ron to follow up with Beth and Grand Valley as needed.
 - Management to contact Craig (landscape contractor) for a quote to water the two inaccessible trees on the west/southwest edge weekly (possible mowing-service swap or reduced mowing).
 - Management to investigate domestic backflow/drip options and obtain cost estimates (Craig’s contact / other contractors).
 - Management to notify owners by email of any updates; owners requested to keep contact info current on sign-in sheet.
 - If Grand Valley/ Ron finds nothing and no flow appears by July, HOA to pursue alternate/harder options (domestic/backflow/xeriscaping) in planning/budget.

Trees / Landscaping / Maintenance

- Concern: several trees and shrubs at risk due to lack of irrigation; cottonwoods noted as especially vulnerable (taproot/water table issues; possible loss and high removal cost).
- Options discussed: owner volunteers for watering, contractor watering (paid service), installing domestic drips/backflow for targeted trees, or long-term xeriscaping.
- Action items:
 - Management to request watering quote from Craig for two specified trees (mulberry and pear by pump house / west edge).
 - Management to obtain tree treatment/trimming vendor contacts (e.g., Save a Tree) if required.
 - Board to discuss reduced landscape maintenance frequency (mowing) to reflect lower irrigation; potential reallocation of savings to reserves or targeted tree care next budget year.

Budget

Proposed 2026 budget presented and discussed (line-item budget acceptance separate from assessment increase).

Motion to approve proposed 2026 budget (line items):

- Motion: Beth Driscoll moved to accept the proposed budget for 2026.
- Second: Margaret Ruth Lyle.
 - Vote: passed (budget accepted).

Motion to increase monthly assessments (dues): Proposed change: increase from \$416/month to \$425/month effective July 1, 2026 (to fund reserves and anticipated costs).

- Motion: moved by Beth Driscoll.
- Second by Sharon Aggson
 - Vote: yays = six in-person/online (recorded); proxy owner(s) did not vote on budget increase. Motion carried.
 - Result: Dues increased to \$425/month effective July 1, 2026.

Insurance:

- Update provided: HOA policy recently changed to Travelers (reduced rate vs prior carrier). Management posts current insurance provider publicly on HOA website and provides proof of insurance to mortgagees upon request. Owners must maintain HO6 or equivalent.

Elections

Mark S. opened the 2026 election.

- Three board member positions for one-year terms were open.
- No additional candidates from owners; current board members agreed to continue.
- Motion to re-elect current board:
 - Motion: Beth Driscoll moved to re-elect the current three board members.
 - Second: David Walsh.
 - Vote: motion carried; current board re-elected to serve another one-year term.

Adjournment

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

No one present objected to the closing of the meeting

The 2026 Annual Meeting was adjourned at approximately 4:52 p.m.

Signature

Date