

# 2024 ANNUAL MEETING MINUTES

## FOUNTAIN GREENS MASTER

March 5<sup>th</sup>, 2024 @ 3:00pm at 640 Belford Avenue @ Bray Educational Center  
 The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:03 PM.

<b>In Attendance</b>	<b>Proxies</b>	<b>Management</b>
Jon Conrad		Mark Shoberg HOA
Bill Needham		Manager
James Brock		Cayce Haren
Judith Brock		Assistant HOA
Genevieve Blecha		Manager
Brian Donaldson		Rebekah Webb HOA
Ryan Fleming		Agent
Karla Klemm		
Julie Lopez for Beverly Lenox		
Julia Lopez		
Janet Packard		
John Manfro		
Hayden Janssen	49 proxies	
Winona Schwartz	received.	
Fred Schwartz		
Sharron Sue Parks		
Summer Leigh Pearce		
Faith Welsh		
Rebecca Wiemer		
Christy Minnick (Zoom)		
Paul Currier (Zoom)		
Erin Stevenson (Zoom)		
Phyllis Little (Zoom)		
Brien Guth (Zoom)		
Phil Amundson (Zoom)		
Kyle Harriman (Zoom)		

With 49 proxies received and owners from 79 units represented; quorum was achieved. Quorum is set at 20% or 46.

### **Introductions**

Mark Shoberg introduced himself as the HOA Manager.  
 Cayce Haren introduced herself as an Assistant HOA Manager.  
 Rebekah Webb introduced herself as an HOA Agent.

The Board introduced themselves:  
 Jon Conrad, HOA President  
 Bill Needham, HOA Vice-President  
 James Brock, HOA Director

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## Approval of 2023 Minutes

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No discussion of last year 2023 mins.

Mark S called for a motion to approve the 2023 Annual Meeting Minutes

First motion: Jon Conrad

Second motion: Brian Donaldson

None opposed.

2023 minutes were approved and signed by Jon Conrad.

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## Old or New Business

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- The board starts with speaking about the landscaping company the HOA is now using.
  - We are no longer using WD Yards, and we signed a contract with Thompson Landscaping in January 2024. They did a walk around yesterday. They have 14 years' experience; and a crew of 22. They are well versed in the valley. They have a pulse on the open items that need to be finished and items yet to be taken care of. Leftover items are the pump in the shed and the intake flow control system. It is an operating issue. This is the original pump. When and if it fails, we have a plan to get that retro fit. Everything else has been replaced. We have a new VFP and Motor. The fountain has been rehabilitated.
  - He recommended no Irrigation water until the 2<sup>nd</sup> or 3<sup>rd</sup> week of April, so we are not running silt through the lines. We need to let the silt run throughout the lines.
  - Jon will work with Thompson to disable the irrigation trunk lines so no one is watering in the heat of the day. They will modulate the water in the park and recreate the areas that are flooding.
  - Josh @ Thompson is much more responsive than WD Yards. 22 Staff; 2 Supervisors and 6 Forman. Very proactive and very tuned into planning and not being reactive maintenance.
  - An owner asked is there a proximate cost to the work that is coming due like the pump and shaft?
  - Jon responded that we haven't gotten an estimate on that yet. We are getting an estimate that has been removed too. The motor, the prime mover that drives the pump, that's new. The old one was taken out and we are getting an estimate to rebuild that, so we don't go without it.
  - Bill states that we only just met with Josh yesterday, so we don't have much on that yet.
  - Owner asks to see the bid and Jon will provide that info.
  - Josh at Thompsons mentioned shutting off the water supply from the manifold that taps into each property before they charge the line because you may potentially be flooded in your yard.
  - Bill N. stated that it's communication between the landscaping co and the homes.
  - Josh stated that if you are not sure how to do that Johs will show you and walk you through it.
  - Masters is only responsible for the trunk line, not for the line going into the sprinkler valve.
  - Christine M.: WD Yards in the Patio Homes, is Thompson going to communicate with WD Yards to let them know when they are going to turn it on so they can let WD Yards turn them on at the Patio Homes?
  - Bill asked for the primary contact for the Patio Homes so Bill or Josh from Thompsons can keep in touch. Josh from Thompsons will stay in touch with them. He used to work at WD Yards.
  - Homeowner asked when the transition date was when they moved over to Thompsons: 03/01/2024.
- ACTION ITEM: Email blast for the owners of Fountain Greens Master to close the valve boxes so they can prime their system until the water is flowing. Will include Thompsons information.

- Discussion of the valves turn off.
  - Open= up and down
  - Closed = 90 degrees (gate valves)
- Homeowner asked: those on domestic water, is it our responsibility to turn the valves on or off? We used to call WD Yards and pay extra for them to turn them on and off or is Thompson going to do that for us?
  - Jon stated that even though the Patio Homes are independent, it is your responsibility to turn the valves off and on. You can contact Thompson for additional services or WD if you want. Thompson is very reasonable.
  - Bill states if you have any problems regarding landscaping you can come to the board with that, so Thompsons does not get bombarded with issues.
- Homeowner asks about the pump that is being retrofitted, where is it kept? Why don't we have it at Fountain Greens Master?
  - Thompson Landscaping secured that equipment, and it is at their facilities. There is no dry storage for it to go. There is also a high risk of theft and vandalism.
- Homeowner asks about the contract with Thompsons Landscaping.
  - Jon answered that this was done 6 months ago.
  - This is a single-year contract. They can go to multi year. You always want to give a new vendor at least 2 years if not 3 to learn your systems to get things under control. They are by far one of the best vendors to work with communications wise, follow through, work ethic.
  - They have a fair price, and they are very honest. They even charged less than others in the valley.
- Jon spoke about the filter canisters. Thompsons can help clean those. If you have low water pressure, clean those filters.
  - What can we do with the Zebra Mussels?
  - Clean those filters at least once a week. Summer is fine unless there is heavy rainfall. Nothing we can do with the Mussels using chemicals. The water goes to the canal system and into the Colorado river.
- The dredging is finished. Took longer than everyone imagined but the equipment operators said it would. Fountain Greens sits on top of a "Barge? Or Bog or Log" There are a lot of under subsurface streams and shifting soils and you can see evidence that they will be going through all those measures across the street to stabilize that soil which will take them about another 6 mos. That is what we live with and that is why we can never hold water. The topsoil is only a couple of inches. Overwatering doesn't solve anything. Only need about 5 or 10 mins to water otherwise it will cause flooding in the streets.
  - A homeowner noticed that the sprinklers are on every day at the general park, and it causes flooding. Will Thompsons monitor that?
  - Jon has stated that we mentioned that to Josh at Thompsons yesterday. It has flooded the common areas and sidewalks and villages.
  - Total cost of Dredging in 2022: \$191,887.50
  - 2023 was Precision Hydrovac to Excavation.
  - As per Jon part of that was WDYards for putting the bypass in and monitoring that.
  - Homeowner asks about the repairs for the concrete that are broken sidewalks, and several panels are crushed because of the dredging.
  - Mark S. stated that there are still ongoing repairs for the entire project and will continue in 2024, Landscaping repairs.
  - Regarding the cost this is still on-going. There is not a line item but there is no amount in 2024 because they will need bids.
- Homeowner asked about the Doggie waste bags. The bags were empty, and cans were completely full.
  - Tristen with Yabba Dabba for 3 weeks but Thompson's is taking over that waste stations and cleanup.
- As per Jon, if there is a complaint in the HOA, please address the Board 1<sup>st</sup>.

- As per Jon, when HOA start having Assessments on record it is harder to sell your home.
- Jim stated that the reason for the successful dredging is because of Jon. He made it happen.
- Homeowner asked when they did the dredging, did they say how often should the HOA be doing this?
  - It varies depending on location 15 to 20 yrs. Depending on the rain and droughts.
  - Would it be less expensive if it was sooner?
  - We pushed it to its limit. Also, the depth of the pond, as it allows the levels that we built up.
- Homeowner asks what is that little pond used for?
  - Jon responded that it is the pressure blow off from the irrigation. That is linked to the overflow canal on G road.
  - Big pond the silt trap and catching all the silt settling and the overflow is coming down for the neighborhood. You might have to dredge in the future. It is made for running water.
- Homeowner asks about incentives for changing everything over to xeriscaping. It is economical and there are no repairs on anything.
  - Jon stated that it is good in the regard of price of water but when everyone changes over to rock lawns it radiates the heat. Grass absorbs and dissipates the heat into the earth. Yes, it is more cost effective over the span of your homeownership but that would be a personal choice. We still have the scale of the HOA, that Trump line that we need to take care of.
  - This would be a sub association vote.
  - This is a desert. We may not have green options.
- Homeowner is asking about an area in the HOA areas. G Road and Fountain Head Blvd. Who is supposed to take care of that?
  - That is not part of the Fountain Greens Master. This is Harbor Cove's.
  - The island area is FGM's.
  - Discussion about the area of FGM. Josh at Thompsons will give info on what they can do.
  - Driving in toward the west; on the right is Hamlet (northside); on the left all that property is the Homeowners property (southside).
  - Jim put a lot of work into getting this figured out.
- Homeowner asks about the signage for the Fountain Greens Master. They look terrible. Maybe an affordable option to make both entry ways look nice.
  - Jon stated that they can speak to Josh at Thompsons regarding the dying tree and signs.
  - Maybe a steel artwork, but they will try to save it if they can.

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## Budget

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- Budget is open for discussion.
- Hayden asked to go over the Budget line by line. No one opposed that.
  - 1<sup>st</sup> question when was the last time dues were raised?
  - As per Bill; they never have been. We want to do a future analysis on it or reserve study. Cost about 3 to 4 thousand \$'s on it. Interest rate has been low, so the earnings have been low on the reserves. We changed some banking in order to get a higher interest on the reserves.
- Homeowner asks (Village of Fountain Greens Board member) Would you consider a pickleball court over by the pond area?
  - As per Bill he stated that they have not considered it. You can provide a proposal and cost estimates. This will require about a 2/3 vote of homeowners for that vote. The board will review it.
- Hayden asks about the next line item.
  - Moving the CD to Timberline bank will get us 4%. The other CD is with USBank.

- Questions on the income side: We have two CD's, but they are not on the budget. They are on the balance sheet.
- As for Mark, we don't have access to seeing the CD's. You will need the board to go down to get the statements. The 4% at Timberline is better than what you are currently getting.
- Mark asks Cayce to check the \$ amts for the CD's. One of the CD's went to Timberline. It went on for 9 months. Deals were at 4.5% and that was less than 3,000\$. The one at USBank is .1% and it is about \$25k.
- Jon will go to the bank to get the total amount of the CD's.
- Homeowner asked about the CD's and if that was for the dredging.
- As for Jon, one of the CD's was cashed out for the dredging.
- The signers at the bank for the CD's are the President and Vice President.
- Total liquid assets are the total assets.
- Cayce: 2023 Budget CD was \$41,901.82; 2<sup>nd</sup> \$52.89.
- Next line item: Retention Pond dredging, pump being repaired. Is this on a line item? Where will it go for on the budget as a line item?
  - As per Jon, no that is open, and we are getting a bid on it. There is no money set aside for it right now.
  - Bill mentioned the line-item should be maintenance repairs that have concrete repairs or grounds. For the pump repairs should be another line item.
  - Mark states there is \$12,500.00 for the Irrigation and Maintenance Repairs for 2024. That includes sprinklers.
  - Line-Item next is landscaping maintenance: \$17,760.00 is the correct amount/bid for 2024.
  - Line-Item Management- HOAServices. Since 2021 have we added any more units?
  - Still 229 has not changed.
  - What additional services are we going to get since there are no additional units? When I look at the numbers this year, they are up 27.6% and they are up 50% from 2 years ago.
  - Mark stated: there are no additional services. When we started out with your HOA at Bray HOA Mgmt. it was too low. It was at \$250.00 a month and it was the lowest and has continued to be the lowest per unit HOA that we manage bar none. There is none that comes close. It was almost ½ of what the previous management team were getting paid. We had to re-calculate each year as we have work with your HOA and the sub associations. In the growing seasons we have almost daily calls in each of them. They reach out to us (HOAServices) even though some of them are another HOA Management team, we get many of their calls because their Mgmt. team is impossible to get in contact with. We deal with the renters, the owners, the landscaping issues that we are differing to different mgmt. teams. Effectively your HOA is paying less than any other association per unit. Our average is \$10.00 per unit per month for all our other associations unless they are a condo which we are getting closer to \$12.00 per unit on those. Your HOA pays \$6.00 per unit. Until your HOA is caught up, there will be price increases and it is for the real workload of managing an association with 229 members.
  - Do you have a rough estimate or exact hours that you and your team give us every year?
  - Mark states: no not off the top of my head.
  - What are the terms of our contract?
  - We are month to month.
  - Jon stated that we can give 30 days' notice, but I guarantee that we are going to pay more than we are paying now.

- Judith states that I think it is time that all the sub associations and Fountain Greens Master send out a joint newsletter to all current homeowners stating, “If you live in the Hamlet, you call here... for these issues.” “If you live in Village of Fountain Greens, you call here.”
- The board agrees with Judiths proposal. Judith and Rebekah (HOAServices) will work on this newsletter. We will include Hamlet and all the Sub-Associations.
- Jim (Board Director) and Rebekah (HOAServices) will also work on a color-coded map of all the associations.
- Hayden thanked HOAServices for the welcome email/letter that was sent out.
- For the management line item: if we are going up 50% in two years @ \$2,400 how far and how quickly will the management team raise the fee?
- As per Mark S.: We are looking to increase 1\$ in 2025 and 1\$ in 2026. Total amt \$8.00 per unit. This is still below the \$10.00 a unit for other HOA’s. This is effective management where we are coordinating with everyone, communications are clear, that you can get a hold of us, keeping you registered with DORA and doing your taxes. These are all that we take care of, and we are proud to offer great service.
- Conversation continues about Management costs.
- Homeowner asks about the Insurance.
  - This has not been shopped out recently. You are with State Farm Lavonne Gorsuch. You have Liability Insurance, DNO, Pump House.
  - The board does not want to shop around as of right now.
  - Homeowner stated that they have Home Loan for their rental properties. They are independent brokers, so they shop around to a bunch of different Insurance carriers.
  - Mark stated that we work with them, but they are some of the Insurance Brokers that are terminating policies or doubling them.
- Homeowner asked about the legal registration. Curious why it was \$36.00 in 2021; almost \$1,000 in 2022 and back down in 2023.
  - Mark states in 2022 there was a change in Colorado revised statutes. All of the Policy and Procedures had to be updated. They worked with Hoskin Farina and Kampf PC.
  - Federal and State Taxes? You are Taxed on the amount you are holding. You are a Hybrid Non-Profit.
  - Violation fees and fines \$0.00 for 2024. COIOA has a statute that they do not want you to project Violation fees in your Budget for legal reasons. HB-22-1137 fine can be processed until after 60 days and it must have the second violation on it before a fine can be processed. This is now capped at \$500.00. This is extremely hard to fine anyone for Violations now.
  - The cost of mailing has gone up because as per the law we must send out the violation via certified mail.
  - Colorado Super Lien bill that is there. They have all the fees and fines of \$600.00.
  - The other part regarding the Dues and Collection policy Lien, Day 120 updating annually. If the file Bankruptcy that money goes away.

## **Discussion/2024 Budget Review**

### Updating Budget for 2024

Grounds Repairs/Maintenance \$10,000.00 for 8 Slabs Replaced.

Motion to approve Additional Budget information.

Motion to approve 1<sup>st</sup>: Jon Conrad

Second: Judith Brock

16 YAY in house  
2 YAY on Zoom  
No one opposed.

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## Elections

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Nominations: from Bill Needham for Jon Conrad  
2024 – 2026 Year term  
Motion: Bill Needham  
Second: Summer-Leigh Pearce  
None opposed.

Self-Nomination: Bill Needham  
2024 – 2026 Year term  
Second: Winona Schwartz  
None opposed.

Nominations: from Bill Needham for Hayden Janson  
2024 Year Term  
Motion: Judith Brock  
Second: Karla Klemm  
None opposed.

Nominations: from Bill Needham for Winona Schwartz  
2024 Year Term  
Motion: Judith Brock  
Second: Karla Klemm  
None opposed.

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## Adjournment

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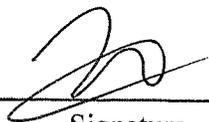
With no further business to discuss, Mark asked for a motion to adjourn the meeting at 4:47 pm.

Motion: Jon Conrad and Bill Needham

None opposed.

The meeting adjourned at 4:47pm.

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Signature

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19 Feb. '25  
Date

