

2023 ANNUAL MEETING MINUTES

Village at Fountain Greens Condominium Association

May 10, 2023, | 3:30 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, Bray HOA

Management	In Attendance	Proxy
Mark Shoberg	Michelle Morton	17 Proxies received
Annie Shoberg	Paul Currier	
Cayce Haren	Seth Kinghton	
	Candace White	
	Karen Plessinger	
	Rebecca Storck	
	Barrett Dunn	
	Brian Guth (zoom)	
	Ryan Raguindin (zoom)	
	Joan Ortner (zoom)	
	Cathy Arentz (Zephyr LLC) (zoom)	

With 17 proxies received and 12 homeowners present, it was announced that quorum had not been achieved.

Introductions

Mark Shoberg introduced himself (herein referred to as Mark S) as being with HOAServices. Annie Shoberg introduced herself as being with HOAServices and Cayce Haren introduced herself as being with HOAServices.

Approval of Previous Years' Minutes

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

Motion: Rebecca Storck

Second: Barrett Dunn

The approval of the minutes was passed with all members present.

Discussion on old/new Business

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

- One homeowner asked for a summation of the fire that took place at building F.
 - It was explained that it was an electrical fire.
 - Repairs are in the process of being completed.
 - Including the deck membrane on unit F14.
 - An insurance claim has been filed.
 - Deductible is \$5,000
 - HOA's policy is a stud's out policy.
 - One homeowner asked if this incident could happen in the other buildings in the association.
 - Mark S. explained that this was an outlier event.
 - Had the sprinkler system gone off it could have been a lot worse.
 - Discussion on how buildings C, H, and I don't have the sprinkler system as there are not enough units in those buildings per code to require a sprinkler system.
- Discussion if trees and bushes that have been removed around building D were going to be replaced.
 - Mark S. explained that it is ultimately up to the board, but the association is working with budget constraints and due to the fire event, money is going to be tight this year.
 - The biggest projects are getting one building painted per year and repairing deck membrane.
 - This helps keep water away.
 - One owner asked if they could put decorative pots with flowers out.
 - Mark S. explained that this would be an ACC request and the board can review and approve.
- The question was asked why not put roofs on the decks.
 - Mark S. explained that he got a bid for this last year, and it would be \$15,000 per deck.
- Mark S discussed that SDL has been replacing aging caps on pillars with metal caps.
- Mark S. discussed that another issue that the association has is their bricks that push away from the structure and have to be repaired/replaced.
- Discussion on the dog waste problem that was brought up at last year's meeting.
 - Case by case
 - There was a habitual dog waste problem by buildings G and H: this has been resolved.
 - If you notice a problem and you know the address of where the dog belongs; report it to management.
- Discussion pest control in the association
 - It was explained that they mainly focus on wasps/hornets.
 - If they went out monthly to the whole association, it would cost about \$1,500-2,000 each time.
 - Based on resident reporting of issues and locations of hornet's nest
 - Mark works with SDL when buildings are painted to reduce areas that hornets can build their nests.
 - If it is different pest/vermin let management know with all details and we will reach out to the board for recommendations on how to proceed
- One homeowner asked when building E would be painted?

- Mark S. explained that two painting vendors survey all the buildings each year and they report which buildings are the worst and need to be painted next/
- This year Building A was reported as the worst.
- One homeowner expressed her concern that building E has not been painted in many years, has three different colors on it and it seems to keep getting missed.
- Discussion on paint vendors who honor their warranties.
- One owner brought up that their paint peeling on building F.
- Discussion on tree that was removed by unit D4.
- Mark S. discussed that there was supposed to be a vote to reduce quorum, but we need to achieve quorum to have this vote.
 - The board asked if another proxy could be sent out.
 - Mark S. explained that yes it can be announced that there is a special meeting by proxy for this vote.
 - Or you can have the vote next year.
- Discussion on owner occupied vs owner absentee units.
 - According to Yardi owner occupant is 55 owner absentee units is 44.
 - Not always accurate as we rely on owner self-reporting.
- Discussion on association reserve fund
 - Currently deficit spending out of reserves.
 - Projected \$2,500 to be added.
 - Currently around \$108,000 in reserves
- Discussion on open flame grills in the association and if they will still be allowed.
 - The city ordinance changed a few years ago to say that open flame grills must be 10ft away from any flammable material.
 - Mark S. explained that the board could create a policy to enforce this.
 - The board will discuss.
- Discussion on implementing digital locks on all units, that have one master key that would be stored in a Knox box.
 - So that if a fire happens the fire department has a key and won't have to break down doors.
 - Will allow 100% access for yearly fire inspections.
 - HOA could pay for it or issue a special assessment; around \$150.00 per unit.
 - The question was asked what if owners already have a digital lock.
 - Mark S explained that they would need to replace them for uniformity and all locks would be on the master key.

Budget

Mark S. opened the discussion on the 2023 budget.

- The budget is ratified by the Board and is automatically approved at the Annual Meeting, whether quorum is achieved, unless 67% of the Owners reject the budget in-person or by proxy at the meeting, in accordance with the Declaration, Art. III, Section 6 and the Colorado Common Interest Ownership Act (CCIOA), C.R.S. 38-33.3-303(4)(a).

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

Motion: Rebecca Storck

Second: Barrett Dunn

2 voted against the budget via proxy.

Budget passed.

Appointments (since quorum was not met)

Mark S. opened the 2023 Appointments.

Mark S. announced that Joan Ortner is officially stepping down from the board and that all positions were open for appointment.

Barrett Dunn

1. Self-nomination
2. Paul Currier
 - None opposed, Barrett is re-appointed to the board.

Paul Currier

1. Self-nomination
2. Barrett Dunn
 - None opposed, Paul is re-appointed to the board.

Candace White

1. Barrett Dunn
2. Paul Currier
 - None opposed, Candace was appointed to the board.

Adjournment

- Discussion on deck that had a lip on it that needs to be fixed.
- Discussion on dogs in the association on owner's vs tenants

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

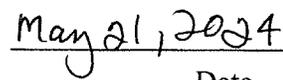
Motion: Paul Currier

None opposed.

The vote was unanimous. The 2023 Annual Meeting was adjourned at 4:55 p.m.



Signature



Date