

Fountainview Homeowner's Association, Inc.

Board of Director's Meeting Minutes

August 30, 2012

Jeff Paules called the meeting to order at 6:15 p.m.

I. Roll call

Jeff Paules, Pam Arnold, Debbie Vessa, Jeremy Baughman, and Linda Shein were present. Charles Young was not in attendance – he went to the DynaCorp Offices.

II. Open Items

14111 Pennsylvania Avenue Application for Change – Sunshine Management provided the board with the settlement sheet. A copy of her letter and the plan submitted for approval in their Board of Directors Packets. In addition, legal ownership took place by Ms. Hill, 2 years prior to Sunshine Management taking over the management of the homeowners' association.

The Board decided unanimously to ask for legal assistance to help in deciding what is in the best interest for the HOA and to look at the guidelines for commercial usage in the community. It should be noted that an Event Center is planned in the Association, which could be disruptive to the homeowners. Further discussion will commence once Jeff Paules, President, meets with the local attorney. The C C & Rs have specific guidelines regarding these types of projects.

Sunshine Management will write a letter to the Planning Commission denying the request at this time, and the homeowner will be copied on the letter.

- III. **Resolution** – The board of directors went over the resolution for collections, which was in draft form, to decide on a formal remedy, once a year and a half, (3) payments have been missed by the homeowners of the association. Notes were made to the draft, and exact recommendations and directives were given by the board, and agreed to, which was documented by Pam Arnold. Pam will be writing up the document for presentation at a future meeting, for adoption by the Board of Directors.
- IV. **Delinquency Update** – Several homeowners have lawsuits that will be filed with the court for past due assessments. The confidential list was given to the Board of Directors in their Board packets at the onset of the meeting.
- V. **Tree Purchase** – The board decided to purchase 3 trees for planting at the new pavilion at the tot lot for shade. Jeff Paules is heading up the project for the Board of Directors. Costs should be approximately \$450.00.

An updated delinquency list will be posted at the Message Board at the entrance of the community.

Meeting Adjourned: 8:30 p.m.

Adjournment:

The meeting adjourned at 8:00 p.m.

Minutes submitted by: Linda Shein, CMCA, AMS - Community Property Manager