

Fountainview Homeowners' Association, Inc.

Annual Meeting Minutes

April 24, 2013

7:00 p.m.

Maugansville Fire Hall

I. Call to order

Debbie Vessa called the meeting to order at 7:02 p.m.

II. Roll call

Debbie Vessa, Vice President; Pam Arnold, Secretary/Treasurer; Jeremy Baughman (arrived late); Charles Young; and Linda Shein from Sunshine Management were in attendance. Board member Jeff Paules, President, was not present.

Members of the Community Present: Regina Miller and Jill Hudson Miller

It is noted that this meeting is primarily for informational purposes and to inform the community of any new developments and for input by its members.

III. Treasury Report (Pam Arnold)

a) Sunshine Management's Operating account as of	\$13,380.49
Checking account at Columbia Bank	\$ 6,521.27
Money Market Account	\$20,998.81
CD	\$44,413.92
Total:	\$85,314.45

IV. Comments on HOA

1. **Sink Hole** – Explanation of the sink hole at the walkway leading to the large park off Sweet Vale Drive. The sink hole was repaired for the second time last year. It had been repaired previously and had reopened. The Board is monitoring the sink hole on a regular basis so that the Board can immediately address the problem should it reoccur.

2. **Recent Upgrades to the Community** - A new pavilion was completed last fall at the tot lot off Diller Drive. Picnic tables were added and trees were planted near the pavilion. Washington County requires the pathway to the new pavilion be paved. The board of directors will ensure this requirement is met this summer. The walk/path needs to be wheel chair friendly.

3. **Dog Station Relocation** - The dog station was relocated away from the main pavilion and reinstalled at its original location on the walkway off Mesa Terrace. Stations are emptied regularly by the new landscaping company, Custom Landscape and Construction.
4. **Holiday Light Contest** - The board of directors thanked everyone for their yearly participation in the holiday light contest.
5. **Bulk Trash Pick-up** – Scheduled for June 24, 2013. Quotes will be obtained from J & J Trash and Custom Landscape Services.
6. **Columbia Gas Right of Way** - The Columbia Gas Company formally approached the community regarding a right of way easement. The board of directors will be evaluating the request in further detail with the counsel of attorney.
7. **Jill Hudson Miller** - Ms. Jill Hudson Miller was present and offered to address the Board and provide information regarding her upgrade of the “Barn” property located at 14112 Pennsylvania Avenue. She advised the board of directors that she now owns the barn once held in ownership by Gene Albert in addition to the house located to the south of the barn. She offered to answer any questions the Board may have in regards to her plans for the property.

The Board of Directors asked what the proposed parking lot will look like, how many proposed spaces are going to be allocated for the visitors, and the overall project management to date.

Ms. Hudson stated that at some point in the future the house may be demolished and the space utilized for parking. The lot will accommodate 120 parking spaces. She stated that the project is taking longer than anticipated to complete; however she emphasize that she is paying strict attention to detail and obtaining all required permits.

The EPA will require Ms. Miller to plant additional trees as part of the project. This is due to the fact that she is disturbing the green space, and it is a “reforestation” requirement.

Ms. Miller plans on utilizing five (5) different caterers in her establishment, which will offer the venue to educational entities, conferences, church events and the like. Ms. Miller has no plans to serve alcoholic beverages at this location.

The board thanked Ms. Miller for her participation at the meeting and the information provided.

8. **Violations** – Violations were discussed in general, uniformity, and the like. On site violations are issued at the discretion of the board of directors and their management company in conformance with the by-laws and covenants of the Fountainview HOA.

9. **Newsletter** - A newsletter will be generated to the community in Spanish and English. Announcements will include: no firework law, bulk trash pick-up announcement, architectural requests and how to handle them, and the spring cleanup in general. Linda Shein will facilitate this request.

V. Volunteer Opportunity.

1. It was recognized that the board of directors had reached term limitations on two of its members. This was brought up by the attorney of record, Elmore, Throop & Young, P.C.

In keeping with the guidelines Debbie Vessa, Vice President, asked for volunteers for board seats. Regina Miller was nominated by Debbie Vessa. Regina Miller accepted the nomination. All were in agreement. Appointment to the board was passed by affirmation of the board members present.

VI. Open Forum

- a) Volley ball net – Previously asked to be replaced and for an exterminator to clear the sandy areas and to shape up the grass that has over grown into the play area. Debbie Vessa stated that the Board had decided not to replace the volley ball net and will be removing the remaining pole that once held the net. Debbie when on to say that the basketball nets should be replaced and the board agreed to this action.
- b) Additional play equipment in the small tot lot was requested, equipment that older children would not be utilizing, was suggested. Debbie Vessa informed those present that the Board had no plans to add play equipment to the tot lot this year. She further stated that the tot lot has been developed in a manner that provides play equipment for younger, rather than older, children.
- c) Safety was a general issue with regard to what the community could do to help curb any possible future problems. Pam Arnold stated that the Board has been in contact with the Sheriff's Department and they have agreed to conduct regular drives through the community to help deter any problems.

The meeting adjourned at 8:30 p.m.

Minutes submitted by: Linda Shein, CMCA, AMS - Community Property Manager
Pamela S. Arnold, Secretary/Treasurer

