

Fountainview Homeowners' Association, Inc.

July 31, 2013

The Board of Directors of the Fountainview Homeowners' Association met on Wednesday, July 31, 2013 at 6:00 p.m. at the offices of DynaCorp, Inc. Board members present were Charles Young, President; Regina Miller, Vice President; Debbie Vessa; and Pamela Arnold, Secretary/Treasurer. Linda Shein, Property Manager from Sunshine Management was present.

President, Charles Young, called the meeting to order. The following items were discussed:

1) Architectural Control Committee:

- i) Charles Young began the meeting with the Board's review of the Architectural Committee. He stated that under the By-Laws, Article V. Committees, and under the Declaration, Article VII Architectural Control Committee, the Board of Directors of the Association, or an architectural committee composed of three (3) or more representatives appointed by the Board, must review all plans and specifications for any exterior change or alteration upon any residential lot. Charles appointed Regina Miller to serve as the Chairman of the Architectural Control Committee and appointed all remaining Board members to act as members of the committee.
- ii) The Architectural Control Committee then reviewed an "Application for Architectural Change." This application would be forwarded to 1) any owner who request approval to make any exterior change or alteration to their property or, 2) any owner where it has been determined that an application and approval is required but has not been obtained.
- iii) The Committee agreed that fines would be levied when the proper approval from the Committee is not obtained as outlined in the By-Laws and Declarations as mentioned above.
- iv) Charles then asked the Committee to review the Declarations for the purpose of making suggestions for changes or revisions that may better serve the community in the future.

2) Trailers: Discussion took place regarding the keeping and/or storing of trailers, etc. on various properties in violation of Article IX Section I (13) of the Declarations. The Board agreed that Management should send a letter to the Owners in violation informing them of the violation and giving a deadline date in which to correct the violation. The Board agreed to assess fines should the violations remain uncorrected.

3) Strite Farm Property to the East of Diller Drive lots: Mr. Strite contacted Management to address a mowing issue along the property line. Linda Shein will follow-up with Mr. Strite to determine the exact area in question and any action required.

- 4) Common Area at Corner of Diller Drive and Route 11: Debbie Vessa requested that the Board consider cleaning up this common space area near one of the main entrances to the Community. After a brief discussion, the Board agreed to revisit this project in a few months once the weeds, grass, and possible poison have stopped growing.
- 5) Mr. Grover Rudolph: The dead tree limbs on open space area and which are overhanging onto Mr. Rudolph's property on Mesa Avenue Extended have been removed. In addition, Custom Landscapes has been informed that the open space area behind Mr. Rudolph and which fronts on Sweet Vale Drive should be mowed on a regular basis along with the mowing of other open space areas.
- 6) Roster of Current Owners: Pam Arnold requested a current roster of owners with addresses from Management. A plot plan showing all lots with street numbers was distributed to everyone present.
- 7) Board of Directors Terms: A Chart showing current and former Board of Directors and their term dates was distributed by Pam Arnold to everyone present and is attached as a part of these minutes. The names were obtained from past Board minutes and are correct to the best of the Board's knowledge.
- 8) Adjournment: The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Pamela S. Arnold