

Fountainview Homeowners' Association, Inc.

August 28, 2013

The Board of Directors of the Fountainview Homeowners' Association met on Wednesday, August 28, 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 at 6:05 p.m. The following items were discussed:

- 1) Architectural Control Committee: An Architectural request was made by William F. Spigler of 18816 Wavy Hill Road to construct a wood deck to be attached to the rear of his house. After review of the plans, the Board voted 4-0 to approve the request contingent on receiving a plot plan of the property showing all existing structures along with the proposed deck.
- 2) Gleason Collection: A brief discussion took place regarding the status of the Gleason collection activity. Linda stated that the Collection Attorney is continuing to diligently pursue all collection activities on this account as well as all other delinquent accounts.
- 3) Asphalt Paving: Paving of the Diller Drive Tot Lot walking path to the pavilion is scheduled for tomorrow. In addition, two areas of the walking path at the large playground will be repaired. Charles will meet with Henry's Paving Company to assist with any questions that may arise while the work is being completed. The areas will be roped off for a 24 hour period and will not be accessible during that time. The Board will attempt to keep watch on the areas to help ensure that they are not used while the asphalt cures.
- 4) Mowing Contract: Linda Shein informed the Board that Mike from Custom Landscape has requested an increase of \$175.00 per month due to the additional mowing that he has been asked to do which includes an open space triangular section of land on the east side of Sweet Vale Drive and an additional embankment along with north side of Diller to the west of 18935 Diller. These sections were not discussed with him when he initially was shown the areas to be mowed. This increase amounts to a \$1,050 increase for the year for a total of \$15,789 in mowing expense. The Board voted 4-0 to approve the request. When sending bids out for next year, the Board will send plot plans showing all areas to be mowed along with a written description of what is expected of the contractor.
- 5) Strite Farm Property to the East of Diller Drive/Open Space Purchase Offer: Mr. Richard Strite, owner of the farm located directly east of the community, submitted an offer to

purchase approximately 4.4 acres of open space area owned by Fountainview Homeowners' Association and located directly behind the lots on the east side of Diller Drive. He submitted a plot plan showing the area he is interested in purchasing along with a letter which detailed his proposed use of the land. After a detailed discussion by the Board which included the effect on the adjoining property owners, along with the logistics of getting approval from all owners of such a sale, the Board voted 4-0 against the sale of the property. The Board appreciates the time Mr. Strite took to contact the Board, discuss his proposal, and submit a written proposal.

- 6) Invoicing: Linda Shein reviewed with the Board how invoices are processed at Sunshine Management stating that their Accounting Personnel reviews contracts, if any, and Linda then reviews for accuracy prior to paying.
- 7) Adjournment: The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Pamela S. Arnold