

Fountainview Homeowners' Association, Inc.

August 14, 2014

The Board of Directors of the Fountainview Homeowners' Association met on Thursday, August 14, 2014 at 6:00 p.m. at the offices of DynaCorp, Inc. Board members present were Brian Kelley, President; Steven Walters, Vice President; Karen Saunders, Secretary; Pamela Arnold, Treasurer; Mike Holler; Amy Paules; Debbie Vessa and Lisa Noel. Mozelle Lopez, Property Manager, from Sunshine Management was present. All Board Members were present.

The meeting was called to order by President Brian Kelley at 6:03 p.m. and quorum was established. The following items were discussed:

1. Acceptance of Minutes: Debbie Vessa motioned for acceptance of the June 26, 2014 Board Meeting Minutes, Lisa Noel seconded the motion; all in favor motion passed.
2. Financials: Pam Arnold reported on the following:
 - a. Bank Account Balances: Pamela Arnold verbally went over all accounts containing a Balance. Those accounts are as followed: Certificate of Deposit \$45,211.68; Money Market Account \$17,558.54; Operating Account \$5,311.98; and Sunshine Account \$15,337.30. All combined accounts total \$83,419.50. Amounts on the balance sheet, profit and loss statement, operating income and expense report were accepted.
3. Old Business:
 - a. Delinquencies: At the June 26, 2014 meeting, discussion took place regarding accounts that were paid in full, but had legal fees remaining which were unpaid. The Board asked Pam Arnold to review these accounts to determine what further action the Board may want to take. Pam distributed handouts summarizing individual delinquent accounts including what the Board has paid out in collection fees compared to what it has collected. The Board instructed Pam to follow-up with a letter to a delinquent homeowner who currently has a balance which represents an outstanding legal fee.
 - b. Youth Activities at Playground-Possible solution: Measures for preventing unsafe and destructive activity by youth at the Pavilion playground was discussed. It was determined that Pam Arnold will check into the cost of putting up a "No Climbing" sign at the playground. Several alternatives were discussed, including putting up something on top of the roof to keep birds off (which would also prevent climbing activity), and also cementing the tables into the ground. Lisa Noel made a motion to have the playground tables bolted to the ground with longer bolts so they are very secure, Steve Walters seconded; all in favor, motion passed. The Board instructed Mozelle Lopez to check into who can do the work.
 - c. Additional Common Areas for HOA Landscaper: There was discussion regarding some of the common areas that are not being consistently maintained by Custom Landscape – for example a section behind Diller Drive, and the triangular turf area at the corner adjacent and across from The Barn at the View. There were also other common areas in

the community that were questioned, as to whether or not the HOA is responsible for having them maintained. It was determined that Mozelle Lopez and one of the Board members should meet with Mike Van Fleet from Custom, to physically show all the common areas that should be maintained. It was understood by the Board that the price on the Custom contract may not cover all the areas that the Board put to question, and that any additional areas that the landscaper has to do would be an additional charge to the Association.

- d. Bulk Trash Pick-up: Brian Kelley distributed a handout with price quotes from 4 different contractors who could do bulk-trash pick-up for the community. It was determined that it would be more convenient for the homeowners to have curb-side service instead of having dumpster service. Lisa Noel motioned that the Association use Larry's Hauling for the bulk-trash service, Steve Walters seconded; all in favor, motion passed. It was determined that Brian Kelley would contact Larry's Hauling to make the appropriate arrangements for servicing the community, and that he would inform the contractor that the Association would need receipts for each trip that they make to the dump site. Larry's rates are a tentative cost of \$300 a load. The tentative date for the bulk-trash service would be September 29, 2014. Mozelle Lopez will have notices mailed out to the community by September 1st.

4. New Business:

- a. Process of Amending by-laws and Declaration-Overview: An in-depth discussion was made on the process needed to make amendments to the community's rules and regulations in the Declaration. Steve Walters summarized that the following needs to happen:

- (1) Call a special open meeting involving the community's Members to get their input/feedback.
- (2) Based on the outcome of the open meeting, the Board will consolidate a list of proposed amendments to the Declaration.
- (3) The proposed amendments need to be sent to an attorney for write-up in legal language.
- (4) A call for a Special Meeting to vote on the proposed amendments needs to be sent out to the Members. A community mailer needs to be sent out which would include a summary of the material amendments, the proposed language for the amendments, and a proxy.
- (5) The Special Meeting will be held where votes will be cast for passing of the proposed amendments.

Brian Kelley motioned to accept the summary, Mike Holler seconded; all in favor, motion passed.

The tentative date for the first open meeting would be October 9, 2014 at 6:30 pm. Notices to the community would have to be mailed out by September 1st. The notices would include a brief list of the proposed amendments that would be discussed (i.e., trash/recycle, trailers,

pets, bulk materials, etc). In addition, a Homeowners' Questionnaire would also be included in the mailer. Mozelle Lopez will work with Lisa Noel on drafting the notice amendments list, and also with Pam Arnold on updating the Homeowners' Questionnaire.

The Board also determined that community event announcements would be made and the open meeting on October 9th.

Amy Paules will contact The Barn at the View to use as a possible location for the open meeting.

- b. Alternatives to Amending by-laws: Pam Arnold suggested an alternative to making amendments in order to have the ability to grant an exception or a variance to a Member in cases when they have extenuating circumstances, which prevent them from following the Declaration rules and regulations to the letter. The alternative method would be to have an appeals-type committee that could grant exceptions or variances, on a case-by-case basis. In examining the HOA documents, there is a provision in the By-Laws that gives the Board the authority to appoint committees. It was determined however, that having an appeals-type committee would not be able to replace the function of having the amendments done. The Board determined that both the amendments and the appointment of an appeals-type committee would both be needed. Due to the details involved in appointing committees, the Board determined that the subject would be tabled for another future Board meeting.
 - c. Community Entrance Sign: Pamela Arnold stating she contacted TMG in regards to questions about the sign. In order to get a quote on price TMG requested several items, one being the dimensions of the proposed sign. The board requested Pamela Arnold to request a few examples of some of the work TMG has done as well as how much each cost. Pamela Arnold will get schematics and pricing information.
5. Other issues: Mike Holler questioned whether the installation of solar panels to a home would need approval from the Architectural Committee. It was determined that since it is an exterior modification, it would need approval. Amy Paules noted that there are two dead crepe myrtle trees in the tot-lot that needs to be replaced. Pamela Arnold will check into pricing information to have it done.
 6. Future meeting: The next meeting will be held on Thursday, October 9, 2014, at 6:00 p.m for Board Members, 6:30 p.m. for Homeowners. The location will be determined later.
 7. Adjournment: Amy Paules motioned to adjourn the meeting at 7:55 p.m., Mike Hollar seconded; all in favor, motion passed.

Respectfully submitted,

Karen Saunders