

Fountainview Homeowners' Association, Inc.

November 4, 2014

The Board of Directors of the Fountainview Homeowners' Association met on Tuesday, November 4, 2014 at 6:00 p.m. at The Barn at the View 14113 Pennsylvania Avenue, Hagerstown, Md. Board members present were Brian Kelley, President; Karen Saunders, Secretary; Pamela Arnold, Treasurer; Mike Holler; Debbie Vessa; Amy Paules; and Lisa Noel. Mozelle Lopez, Property Manager, from Sunshine Management was present. Steven Walters, Vice President was not present.

The meeting was called to order by President Brian Kelley at 6:11 p.m. and quorum was established. The following items were discussed:

- Acceptance of Minutes: Brian Kelley motioned for acceptance of the October 9, 2014 Board Meeting Minutes, Debbie Vessa seconded the motion; all in favor motion passed.
- 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 \$17,560.32; Operating Account \$5,311.98; and Sunshine Account \$14,300.39. All combined accounts total \$82,384.37. Amounts on the balance sheet, profit and loss statement, operating income and expense report were accepted.
 - Old Business:
 - a. Attorney/Collection accounts: Discussion has continued with new options for a Lawyer whom specializes in collecting funds from delinquent accounts associated with a Home owners association. There is a concern with using a collection agency outside of Maryland because there are stipulations specific to Maryland. Mozelle Campos presented 2 options.
 - (1) Lerch Early & Brewer
 - (2) Hileman & Associates, P. C.
 - b. Delinquent Accounts: Currently there are 6 accounts with Elmore. 10950.004 buy-back amount: \$125.00; 10950.005 buy-back amount: \$0.00; 10950.008 buy-back amount: \$0.00; 10950.009 buy-back amount: \$135.00; 10950.01 buy-back amount: \$122.00; and 10950.012 buyback amount: \$0.00. Mike Holler proposed to buy-back all accounts from Elmore except 10950.009, and move forward with collection on 10950.009 due to a breach in established payment agreement. Lisa Noel seconded the motion; all in favor motion passed. Mozelle Lopez with Sunshine management Corporation will send an email to Elmore Throop as soon as possible. Mozelle Lopez will get outstanding balances to date on remaining delinquent accounts.
Brian Kelley proposed we send a certified letter to the remaining accounts with options to settle their debt.
 - (1) option 1: Pay 75% of total debt in one lump sum by April 15th.

(2) option 2: Pay a set monthly fee but total amount must be paid in full before a set date.

The letter must specify:

(1) This option is for outstanding debt only as of December 2014.

(2) One time option.

(3) If delinquent account does not get satisfied it will be handed back over to a lawyer.

c. Letter to Paredes: The board cannot give Mrs. Paredes an answer to her email until her account has been bought back from the lawyer.

d. Community sign: Brian Kelley met with Gruber construction. A few issues came up. He called Vicky with Department of Permits and Inspections to see what county permits will be required for the construction of the sign and if and what the easement is for the existing guide wires. Also do we level the area for the proposed sign? Currently there is a slant. Gruber construction came back with a quote for the Hampton sign. To be constructed in stone it would cost approximately \$46,000 and in brick approximately \$26,000. Also we would have to pay and contract out for permits, grading, and landscaping. General consensus was the stone cost too much. The board decided it would be best to get multiple bids, downsize the sign and possibly go with a tiered design that slopes with the ground.

e. Community trash pickup: The board members decided to get bids for a community wide trash pickup from competing trash pickup companies. The companies consist of Affordable trash, Allied waste, Waste Management, and Apple Valley.

f. Amendment to bylaws: The proposed amendments were assigned to separate board members to create a rough draft of each. Debbie Vessa is to create a rough draft of the fence regulation. Lisa Noel was assigned trailers. Majority proposed pets to coincide with county regulations. Pamela Arnold is to create a rough draft for the bulk materials. The board will continue to work on creating the document to distribute to the homeowners for a vote.

- New business:

- a. Proposed 2015 budget: A copy of the proposed 2015 budget was reviewed.

- b. Holiday decorating contest: The contest will consist of 3 categories, traditional, Griswold, and Kid themed. The winners of each category will receive \$50.00. Decorations must be up by December 15, 2014. Voting will be opened on December 20, 2014.

- Future meeting: The next meeting will be tentative for January 26, 2014 at 6:30 p.m. The location will be at the Barn at the View.

- Adjournment: Debbie Vessa motioned to adjourn the meeting at 7:55 p.m., Lisa Noel seconded; all in favor, motion passed.

Respectfully submitted,

Karen Saunders