

Fountainview Homeowners' Association, Inc.

August 26th, 2015

The Board of Directors of the Fountainview Homeowners' Association met on Wednesday, August 26, 2015 at 6:00 p.m. at The Barn at the View 14113 Pennsylvania Avenue, Hagerstown, Maryland. Board members present were Brian Kelley, President; Karen Saunders, Secretary; Margie Yeager, Treasurer; Debbie Vessa; and Mike Holler. Mozelle Lopez, Property Manager, from Sunshine Management was present. Steven Walters, Vice President; Lisa Noel; and Scott Canfield were not present.

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

Acceptance of Annual Meeting Minutes: The minutes were reviewed for a vote when quorum is established.

Financials: Sunshine management will report on the account balances. They added additional items the balance sheet to include Checking-FCB, Checking-Columbia bank, Petty cash, and Money Market-Columbia bank. Margie Yeager will get the total of the Certificate of deposit to Tom Demsey and a line item will be added to the balance sheet as well.

A. Bank Account Balances as of July 31, 2015.

- (1) Certificate of Deposit \$-.-
- (2) Money Market Account \$17566.20
- (3) Checking-Columbia bank(Operating Account) \$5263.98
- (4) Checking-FCB(Sunshine Account) \$21623.93

All combined accounts total \$44554.11(minus the CD total)

Mozelle Lopez picked up petty cash being store by Pamela Arnold. A check was cut in 2011. \$52.89 was collected as well as the receipts to account for the difference. Margie Yeager will lock the petty cash up for future use.

Debbie Vessa arrived at 6:09 P.M. Quorum was established. Brian Kelley motioned for acceptance of July 17, 2015 Meeting Minutes, Mike Hollar seconded the motion; all in favor motion passed.

Delinquencies: Currently there is delinquent homeowners who have aged over 90 days in past dues. Unit numbers and amounts are as follows: 012-\$255.00, 027-\$697.00, 046-\$255.00, 053-\$170.00, 056-\$1026.85.

Unit 012 sent Mozell Lopez an email proposing he pay \$25.00/month until he is paid up on his past balance. The board decided to counter offer for him to pay \$63.75 a month for 4 months to be caught up. If this counter offer is not accepted and he is not paid in full by January 1st his account will go to collections with our lawyer. We also decided to send the same offer to unit 046. A letter will be sent to unit 027 proposing 174.25/month is paid. If it is not paid by January 1st this account will also go to collections. Mike Holler will verbally give unit 053 an offer to pay 42.50/month. If not paid by January 1st it will be sent to collections. Mozelle Lopez will send these offers via certified letters.

Old Business:

- A. Community Sign: Brian Kelley reported:
 - a. Proposal and Design from SignHere:
 - i. He provided a bid from Signhere to include the design and installation(excluding piers) in the amount of \$5,626.83. In order for the piers to be created we must find a mason and get a bid separate from SignHere.
 - b. Permits: The sign is considered a freestanding Sign. Cost \$165.00/permit and \$.10 per square foot.
 - i. Shall be a minimum of 10 feet from the road right of way
 - ii. Size of the identification of the sign shall not exceed 35 square feet in areas(including script or mounted) or 7 feet in height
 - iii. Must be Landscaped (There are certain specifications as to what plants can and cannot be used)
 - iv. Must bring 3 copies of the plat showing where the sign would be located and size of the sign.
 - v. Sign must be designed to withstand 150 mph wind speed and 3 second wind gusts
 - vi. Must be approved by Washington County and State of Maryland(Route 11)

-By the next meeting the sign should be ready for a vote to start the building process.

- B. Vandalism: Mozelle suggest actively utilizing the pavilions to deter vandalism.
 - a. Community Socials
 - i. The board members discussed creating a social events committee.
 - 1. This was tabled for a later discussion.
 - ii. The tentative date for an event is Oct 10th and the rain date is Oct 11th.
 - b. Adding a possible 2nd basketball hoop w/ court

-Trick or Treat will be on October 30th from 6pm-8pm

- C. Trash/Recycling pickup-update: Due to billing issues with sunshine management the board has decided to add the trash pickup to the list of items to vote on in the special meeting. If voted yes, everyone who pays association fees will have an increase in dues. This will cover the costs of a community wide trash pickup.

- D. Proposed Amendments to Declaration-attorney's notes and comments: Brian proposed Mozelle to add boxes to the form to present to the homeowners for voting. Debbie Seconded; all in favor motion passed.

Steven Walters asked in his absence that the board considered his email during the meeting. Due to the costs that have been paid to the lawyer thus far all changes will stay the same. Any suggestions may be brought up to the ARC committee for approval.

There was a suggestions to add a sign that says no trespassing or vandalism. The board agreed no sign shall be placed up stating your on camera.

New Business:

- A. Preparation for Special Meeting-Members to Vote on Amendments: The board will meet at the Barn at the View at 6:00 pm to prepare for the special meeting.

Future meeting: The Special Meeting will be on October 21, 2015 at 6:30 p.m. The location will be at the Barn at the View 14113 Pennsylvania Ave, Hagerstown, Maryland 21742.

Adjournment: Brian Kelley motioned to adjourn the meeting at 7:58p.m., Debbie Vessa seconded; all in favor motion passed.

Respectfully submitted,
Karen Saunders