

Fountainview Homeowners' Association, Inc.

March 30, 2016

The Board of Directors of the Fountainview Homeowners' Association met on Wednesday, March 30, 2016 at 6:00 p.m. at The Barn at the View 14113 Pennsylvania Avenue, Hagerstown, Maryland. Board members present were Stephen Walters, President; (open seat), Vice President; Karen Saunders, Secretary; Debbie Vessa; Mike Holler and Mozelle Lopez, Property Manager, from Sunshine Management was present. Margie Yeager, Treasurer; Scott Canfield; and Lisa Noel was not present.

The meeting was called to order by President Stephen Walters at 6:14 p.m. and quorum was established. The following items were discussed.

Collection Attorney-Stacy Michaels: Stacy Michael joined the meeting to give an overview of what she has to offer as a collection attorney.

- A. A lien can be filed 2 years back from the last payment
- B. A lawsuit can be filed 3 years back from the last payment.
- C. The office can choose to use a sheriff to serve the debtor instead of a process server.
- D. The cost due to the collection attorney is 1/3 of the amount of back dues.
- E. The attorney can file a judgment against the debtor which will go on their credit report under public records.
- F. When there is a judgment the attorney can levy the property and or the sheriff can obtain property from the debtor's home and put it in storage.
- G. In order to buy back any account the cost to the attorney will be 1/3 of the debt.

Quarterly update: Debbie Vessa motioned to table quarterly update. Karen Saunders Seconded; All in favor motioned passed.

Acceptance of February 1, 2016 Minutes: Stephen Walters motioned for acceptance of the February 1, 2016 Meeting Minutes, all in favor motion passed.

Financials:

- (1) Certificate of Deposit \$45,211.68
- (2) Money Market Account \$17,569.76
- (3) Operating Account \$5203.98
- (4) Sunshine Account \$24628.16

(5) Petty Cash \$100.00

All combined accounts total \$92,713.58

Delinquencies: A reminder letter will be sent to all units on the 61-90 days list. Those units are 003, 012, 016, 017, 019, 020, 027, 028, 041, 046, 053, 056, 066, 067, 072, 073, 074, 078. A letter will not be sent to unit 027 at this time. Further discussion is needed for this debtor.

Old Business:

- A. Community Sign-docs/photos from Brian Kelley: Brian Kelley gave all documents pertaining to the community sign to Stephen Walters. The board had 3 options to choose from with different sign designs. There are 3 votes for sign B and 1 for sign C. Mozelle will email the board of directors that were absent from the meeting and get a vote from each.
- B. Amendments- distribution to the community: A four page mailer will be sent out to the community. This will include a flyer on the top that includes the Fountainview HOA website. The amendments are uploaded to the website for access.
- C. Missing Sign at Pavilion park: Tabled for future discussion.
- D. Possible demolition of pavilion & installing basketball court- Scott Canfield: Tabled for discussion at the annual meeting.

New Business:

- A. Annual Meeting-set date and send out notices: The annual meeting is set tentatively for May 2nd at 6:30 p.m. Board of directors are to arrive at 6:00 p.m. Mozelle Lopez will email Margie Yeager to see if The Barn at the View is available for use.
- B. Elections-Director seats open/vacant: Currently there are 2 seats open for election. Debbie Vessa and Scott Canfield are up for reelection. There is 1 seat open. Karen Saunders nominated Mike Holler to replace Stephen Walters as Vice President. Stephen Walters Seconded; all in favor motion passed.
- C. Newsletter & flyers for spring-cleaning issues, Yard sale and bulk-trash pick-up: The Annual meeting notice will be mailed separate from the flyers for spring-cleaning issues, yard sale and bulk-trash pick-up. A section on the flyer will include a possible end of summer community activity.

Other Items:

- A. Columbia Bank Account: Debbie Vessa will call Columbia Bank to see if she has to be present to add Stephen Walters to the account. This will replace Brian Kelley.
- B. Possible Trees for the Tot Lot: Debbie Vessa will check into a good tree to replace the crepe myrtle bushes that have died. She will also get 3 bids from 3 separate companies to add a row of shrubbery along the right side of the tot lot. The companies to get bids from are Jake Olsen with Maryland Classic Landscaping, Mike with Customs, and Lovells.

Future meeting: The next meeting is the annual meeting. This will be confirmed via email.

Adjournment: Stephen Walters motioned to adjourn the meeting at 8:15 p.m., Mike Holler seconded; all in favor motion passed.

Respectfully submitted,

Karen Saunders