

Fountainview Homeowners' Association, Inc.

April 29, 2015

The Board of Directors of the Fountainview Homeowners' Association met on Monday, April 29, 2015 at 7:00 p.m. at The Barn at the View 14113 Pennsylvania Avenue, Hagerstown, Maryland. Board members present were Brian Kelley, President; Steven Walters, Vice President; Karen Saunders, Secretary; Pamela Arnold, Treasurer; Mike Holler; Debbie Vessa; and Lisa Noel. Mozelle Lopez, Property Manager, from Sunshine Management was present. Amy Paules was not present.

17 Homeowners were present.

Attached is the attendance sheet.

The meeting was called to order by President Brian Kelley at 7:02 p.m. and quorum was established. The following items were discussed:

- President's Comments: Brian Kelley had the board introduce themselves and then shared with those in attendance how most of the current board came on last year because of frustrations as homeowners over violations. This spurred the current board to address some of the declarations and begin the amending process to give a better perspective and commonality to those declarations. He said we would discuss this more in depth later in the meeting. Brian then shared some of the highlights of the last year and feedback received from the community about some of the areas where we are working to build community. He highlighted the Christmas light decorating contest and spoke of the community yard sale to take place on June 6, 2015 in the community. He spoke to how the board wants to continue working in these areas and are open to any other suggestions homeowners may have on activities we can do in the community.

Lastly Brian encouraged those who were present to voice any concerns or encouragements to the board at any time. He emphasized that we are homeowners and want to do what is best for our community. He finished by saying we want to be a recognized community and a place where others would

- Acceptance of Annual Meeting Minutes: Lisa Noel motioned for acceptance of the April 23, 2014 Annual Meeting Minutes, Tammy Bell seconded the motion; all in favor motion passed.

- Financials & 2015 Budget: Pam Arnold reported on the following:
 - A. Bank Account Balances: Pamela Arnold verbally went over all accounts containing a Balance. The Certificate of Deposit, Money Market Account, Operating Account, and the Sunshine Account as of March 31, 2015 are as followed:
 - (1) Certificate of Deposit \$45,461.03
 - (2) Money Market Account \$17,563.84
 - (3) Operating Account \$5,263.98
 - (4) Sunshine Account \$18,677.14

All combined accounts total \$86,965.99. Pamela Arnold explained to the homeowners the need to have reserves in the bank account. The board would need to be able to keep up with maintenance on the common grounds as well as to cover any unexpected expenses that may arise for the community. She also explained that the Post office box was no longer needed for Fountainview use so it was closed out. As of now there is only 1 account with an attorney. The floor was opened for any questions about the 2015 budget. There were no questions.

Attached is the 2015 budget

- Call for Board Members: Lisa Noel Nominated Scott Canfield. She went on to explain that he is a past board member but resigned due his busy schedule. She also explained with the departure of Pam Arnold he would bring past experience to the table that we would not have. There were no other nominations.
- Election: The election ballots were distributed to everyone at the meeting. There was only 1 person nominated. Scott Canfield was elected on as a board member with the stipulation that he accepts the position.
- Proposed Amendments to Declaration: Each home owner present received a list of proposed amendments. They were asked to read over each one and make a notation of any or all issues or concerns. Karen Saunders asked any home owners if there were any concerns with the bylaws outside of the proposed amendments. There was concern with several satellite dishes being non-compliant. Karen Saunders requested we add the removal of stipulations on satellite dishes be listed on the proposed amendments. This is due to the need for specific placement in order to get clear service.

Attached is a list of the proposed amendments to the Declaration

- Trash & Recycle Program: Brian Kelly went over the benefits of the trash service that would be offered to all single family home in good standings. He explained this is an opt-in only service being contracted by the Home owners association. He also explained if interested the service would start November 1st. The first payment would be due September 1st which

would be \$85 and would include 6 months of trash and recycle pickup.

Attached is a trash & Recycle flyer

- Community Sign: Brain Kelley explained that the area across from the barn at the view is Fountainview common area. In that area the board is looking into having a sign constructed with the name Fountainview on it. He explained the only sign we have right now is one at the other entrance that says Fountainview apartments. Nice landscaping would also be placed around it. This may make the public aware that there is single family homes in the back also community isn't just townhomes and apartments.

Attached is a community sign handout

- Open Floor: Karen Saunders expressed her opinion of all the trash located all over the community. She asked if the board could hire a company to clean it up. Brian Shaffer suggested we allow Seniors in High school who need volunteer hours in order to graduate the ability to obtain hours by cleaning up our community. Brian Shaffer offered the use of his trailer to take the trash to the dump as long as The Homeowners Association pays the bill.
- Future meeting: The next meeting will be the annual meeting on June 17, 2015 at 6:00 p.m. The location will be at the Barn at the View 14113 Pennsylvania Ave, Hagerstown, Maryland 21742.
- Adjournment: Charlie Jones motioned to adjourn the meeting at 8:20 p.m., Nicki King seconded; all in favor motion passed.

Respectfully submitted,

Karen Saunders