

Fountainview Homeowners' Association, Inc.

April 27, 2023

Not yet approved.

Present: (board) Brian Kelley, Debbie Vessa, Scott Canfield, Lisa Noel, Leah Vroman, (mgmt.) Sue Snyder

Opening:

The meeting was called to order at 6:37 PM by President Brian Kelley.

Discussed:

- Reserve Study
 - Process is now required by state law. Information provided was as expected and already understood. We do have the option to speak directly with the agency, or through a video call, to discuss findings.
 - \$2000 fee and must be repeated every five years.
 - What are consequences if these are not done? What is fee if not completed?
- Upcoming Projects
 - We will need to weed and re-mulch the tot lot playground as visibly lacking. Spray treatments will be needed first. Sue sent that contract in today.
 - Orange snow fence at large playground must be removed. Lisa volunteered to pull these out after the upcoming rainstorms are over.
- Next 10% dues increase will need to be explained to homeowners via notice or newsletter prior to its Jan. 1 effective date.

Present: (residents) Mark @ Marilew, Juan/Mary @ Diller, Adama @ Marilew

General Meeting Begins, 7:00 PM:

- Brian introduced board members.
- 2022 meeting notes reviewed & approved.
- 2023 Budget:
 - Reason for Regular rate increase – inflation and completed projects (playground, trimming, new sign, etc.), re-mulching expense, sinkholes.
 - Needed to stop back-to-school nights, bulk trash pickup
 - Management company used to maintain bids, keep track of neighborhood needs, handle communication, see that we are adhering to legal requirements.
 - Reserve Study (also see above section notes)
 - Sue found company to proceed, \$2000 fee, explains what needs to be done to maintain neighborhood. Results show what we are already doing and process must be repeated every 5 years.
 - Fee goes to the company that conducted the study, not to the state.
 - Intention is that we maintain sufficient reserves so that neighborhood isn't surprised by very expensive repairs.

- WANTS:
 - Blacktop on paths/walking trails, update aging playground equipment, neighborhood lights.
 - As we have county roads, they are responsible for plowing.
- Board Member Reelection
- What does being a member mean? Maintain an active email account to review as-needed items, attend meetings, etc.
 - Lisa, Leah, Scott, Mike are re-elected
- Comments:
 - Mark went to the APMG building to pay his last dues because the mail had been slow. He advises to get there before four and that you cannot enter the office.
 - It is also possible to pay online. Sue has logins if needed. If dues are paid with a credit card, there is a fee. No fee if you pay via linked checking account.
 - Adama has concerns about farms/neighborhood cats doing their business in her yard.
 - Brian confirmed that we have pet bags for dog walking, but we cannot control the cats if we don't know whom they belong to.
 - Adama found "scare mats" on Amazon that she might employ to encourage cats to go elsewhere. These are not harmful to the animals, but are a deterrent.
 - Mark explained that there are owls living in the neighborhood as well.

Meeting Dismissed at 7:30 PM.