

## Hamlet at Fountain Greens Homeowners Association

2022 Annual Meeting Minutes

Saturday, February 19, 2022

Meeting called to order at 10:03 AM

Announcement made that the meeting was being recorded.

Introduction of the Board of Directors:

President: Bea Root (Absent)

Board Member: Sue Parks

Board Member: Joy Cawood (Absent)

Board Member: Joyce Williams (Absent)

Introduction of Heritage Property Management:

David Caldwell and Barbara Butzen

Members present:

- Sue Parks, Margaret Adams, Janet Rauen, Joan Illmann, Gail Loughry, Becky Wiemer, Bruce & Monica Peers, Julie Elliott, Janice Bell, Bill Needham, Summer Leigh Pierce, Barbara Cotting.
- 22 proxies were received
- Quorum was achieved. [34 units represented]

2021 Minutes were approved as written. M/S/C Approved minutes will be posted to the website.

Unfinished business:

- New house numbers - in process of purchase to replace as the old numbers are falling off the homes.

New Business:

- Landscaping
  - The Board has hired WD Yards to perform the landscaping for the HOA with a three year contract through 2022. WD Yards seem to be doing a better job.
  - The berms are being cleaned up and trees are being trimmed away from houses.
  - It is recommended that trees get a deep watering during the winter months. WD Yards wanted a large sum to water, homeowners are encouraged to give the trees a good watering during the winter months when moisture is lacking.
  - Question asked about the replacement of trees where the pine trees were cut down between houses.
- There will be an increase in monthly HOA dues, starting January 1, 2023. The increase will be determined in the Fall of 2022.
- The HOA is receiving roof estimates as the roofs are 17-18 years old. The roofs will be addressed on a need to basis.
- A bid was received to remove the gasket roof screws and replace. There are 28 units with metal roofs.
- A bid was received to add additional metal down spouts & splash guards. There are approximately 20 units that need attention.
- Question on whom has paint chip colors for individual units. The handyman may have samples.
- A bid was received for sidewalk removal and replacement due to tree root upheaval. Additional tree pruning is necessary to prevent future damage to driveways.

2022 Proposed Budget:

- Approve 2022 budget as proposed. M/S/C. None opposed. HPM will post approved budget on website.

Nomination of Board Members:

- Floor open for nominations.
- Becky Wiemer and Bruce Peers nominated and accepted as new board members. Joyce Williams is stepping down from the board.
- All in favor, none opposed
- Board Meetings are held as needed.
- All in favor of retaining David Plank for Handyman services this season.

Meeting adjourned at 10:29 AM

Minutes taken by:

Barbara Butzen

Heritage Property Management