

## **Fountain Greens Patio Homes HOA Board Meeting Minutes**

**Friday, November 26, 2021**

Present: President Karen Huntington, Treasurer Christy Minnick, Secretary Judy Brock, and Architectural/Landscape Control Chair Tom Buick.

The meeting was convened at 10:00 AM.

### **1. WD Yards Contract Proposal for 2022/23**

Board members reviewed the revised two years of contract proposals from WD Yards for lawn maintenance and snow removal for Patio Homes. No other bids were received. ACTION: the Board approved (M-Karen, 2nd-Christy, all in favor) the proposed two years of lawn maintenance by WD Yards in the amounts of \$43,695 for 2022, \$48,064.50 for 2023, and snow removal varying by accumulations (\$1850 for removal of 1-4 inches, and/or \$2950 for removal of 4 - 6 inches.) Snow removal will be triggered by call to WD by a board member when snow accumulations meet or exceed 1 1/2 to 2 inches.

### **2. Budget**

Income at current dues and fees is approximately \$47,600 to \$47,700 per annum. For 2022 alone, expenses are expected to exceed this amount by nearly \$5000. Given the significant increase in home value over the last year alone of no less than 15 percent, as well as similar inflation in the costs of required services per the Declaration of Covenants, the Board discussed at length the necessity of increasing dues. The only other possibility, would be to offer homeowners the option of voting to amend the governing documents to remove or drastically limit lawn maintenance and/or snow removal, performing and paying personally for such services becoming the homeowners' rather than the HOA's responsibility. ACTION: Given the demographic of Patio Homes owners, the Board voted to increase the dues (M-Judy, 2nd-Karen, all in favor) by \$15 per unit per month to balance the budget for the next two, and hopefully, more years.

The final budget will be sent out to homeowners in January, once the final 2021 receipts and expenditures are available from Heritage.

### **3. Pre-planning for Annual Homeowner Meeting**

As noted previously, Christy will be ending her tenure as a Board Member and Treasurer at the February 2022 Annual Homeowner Meeting elections. Karen, Tom and Judy are willing to consider serving another year. Action: The Annual Homeowners' Meeting and Election will be held Saturday, February, 12, 2022, the alternative date being Saturday, February 26. The plan is to meet in person, reserving the Community Room at Mesa County Public Library at 6th and Grand Avenue. Proxies, annual reports, and budgets will be mailed to all homeowners in January. Nominations for directors will be accepted. The term of office is two years, and additional volunteers at this time will mean the Board will have experienced carry over in 2023, and avoid the possibility of complete turn-over in directors at that time.

The meeting adjourned at noon.

Respectfully Submitted,

\_\_\_\_\_ Date \_\_\_\_\_  
Judy Brock, Secretary