

Hamlet at Fountain Greens Homeowners Association

2021 Annual Meeting Minutes

Monday, April 19th, 2021

Meeting called to order at 6:04 PM

Introduction of the Board of Directors:

President: Bea Root

Board Member: Joyce Williams

Board Member: Joy Cawood

Board Member: Sue Parks

Introduction of Heritage Property Management:

David Caldwell and Barbara Butzen

Members present:

- Jane Nair, Joyce Bowsher, Janet Rauen, Joyce Williams, Cheryl McDermed, Monica & Bruce Peers, Joy Cawood, Margaret Adams, Sue Parks, K. Bosio, Bill Needham, Bea Root, Gail Loughry, Barbara Cotting, Becky Wiemer.
- 15 proxies were received
- Quorum was achieved. [31 units represented]

2020 Minutes were approved as written. M/S/C Approved minutes will be posted to the website.

Unfinished business:

- Concrete and new drain by dog park, currently being constructed. Completion date approximately first week in May.

New Business:

- Landscaping
 - The Board has hired WD Yards to perform the landscaping for the HOA with a three year contract.
 - The juniper bushes are being removed and replaced with rock.
 - The dead shrubs are being removed, some will be replaced.
- Snow Removal
 - The driveways, sidewalks and streets will be cleared only when there is 2+ inches of accumulation.
 - No sand or ice melt will be used. Ice melt will destroy the concrete and the sand is difficult to clean.
 - WD Yards will also clear driveways for individual owners at \$60/driveway (billed to the individual owners). If there is a large enough group they may offer a group rate.
- There will be no increase in monthly HOA dues for 2021. This will be reassessed next year.
- The HOA is working on roof estimates as the roofs are 17-18 years old. The roofs will be addressed on a need to basis.
- Renters are creating issues, not parking in designated spots and all should receive a copy of the CCR's.
- HOA is working on a list of current rented units.
- Street lights are replaced by Grand Valley Power.
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2021 Proposed Budget:

- Approve 2021 budget as proposed. M/S/C. None opposed. HPM will post approved budget on website.

Nomination of Board Members:

- Floor open for nominations.
- Vote to approve the current slate of directors which includes the current members.
- All in favor, none opposed
- All in favor of retaining David Plank for Handyman services this season.

Meeting adjourned at 6:30 PM

Minutes taken by:

Barbara Butzen

Heritage Property Management