

**Fountain Greens Patio Homes HOA Board Meeting**  
**Wednesday, October 14, 2020**

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

The meeting was convened at 2 PM. The following items were addressed.

**1. Financial Update**

RE: Accounts Receivable deposit information from Chelsea for June and July. Our former HOA manager failed to forward the AR information in a timely manner when requested. Once Christy had the data in hand, she provided it to Heritage, our new HOA Management company. The prior HOA bank account was closed at the end of August. All funds with the exception of one CD are now at Alpine Bank and available to Heritage, so Heritage should have access to what they need now to reconcile our HOA accounts. The HOA does still have one CD at Wells Fargo which matures in January. Action: the plan will be to move the CD to Alpine in January 2021 with consideration of diversifying accounts at that time if it will increase our HOA earnings.

**2. Street Parking/Trailer**

Given complaints reported about the large RV trailer disconnected and parked for days at a time in front of 2489 A Lake Park Drive, Board Members' concerns center on limited access by emergency vehicles, as there are typically many vehicles parked on both sides of Lake Park Drive. The RV also blocks access to one of our community mailboxes, and the owners have placed power cords across the sidewalk creating a hazard to pedestrians/residents, particularly those older residents who ambulate with canes or walkers. Lake Park Drive is a Grand Junction City street, so it is not within our power to restrict parking there. ACTION ITEMS: Judy agreed to contact city traffic personnel to see what restrictions the city may have on parking detached RVs or boats which may present such hazards for our residents. Judy will also inquire, since this seems to be a recurrent issue, whether the city will consider limiting parking to one side of the street on Lake Park, as they have done on Fountainhead Boulevard, to assure access by emergency vehicles and safety of our residents. Karen will talk with Elizabeth Marvin at Heritage and see if she sent a letter about the written complaint to the renters at 2489A Lake Park Drive as well as the owners of the unit who reside adjacent at 2489B Lake Park Drive.

**3. WD Yards**

As of yet, we have received no bill from WD for any sprinkler repairs performed this summer, so we don't know yet what that cost will be for irrigation repairs. At the May meeting with WD, the Board requested a reduction in proposed hourly irrigation repair costs for labor and 30% mark up for parts. ACTION ITEM: As there has been no response from WD or billing for irrigation repairs, Karen will request a meeting with WD next month, at Heritage if Elizabeth will assist us in scheduling. In addition, our sidewalks need to be kept clear of bushes which in a number of places impede sufficient pedestrian sidewalk access. There are also concerns regarding elm tree starts in many shrubs that need to be removed, and the mowing and lawn service schedule wasn't always followed. The Board would like to inquire also if there is an option for granular pre-emergent weed control, not spray. Another concern by a resident noted the lawn blower staff were blowing leaves into the pond on Lake Park. Once these issues are resolved, the board can consider moving forward with contracting for future yard maintenance services.

**4. ACC Request**

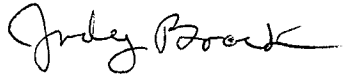
Tom updated Board regarding the approved request for one of our owners (2497 LPC) to replace all the windows on his patio home.

**5. 2021 Budget and Annual Meeting**

It is time to begin the budget process for 2021 and consider how we might schedule the annual homeowner meeting. ACTION ITEMS: Christy will begin looking at the budget categories, pending more information from our meeting with WD yards. She will also talk with Karen Houlihan at Heritage about formatting the annual budget information as we have done previously. Karen T. will speak with Elizabeth to see if Heritage can assist with scheduling our homeowner meeting through Zoom, given the pandemic restrictions. Tom suggested it will be even more important that we emphasize getting signed proxies ahead of time if we do not meet in person.

The meeting adjourned at 3:45 PM.

Respectfully Submitted,



Judy Brock, Secretary

\_\_\_\_\_, Karen Huntington, President

\_\_\_\_\_, Christy Minnick, Treasurer



\_\_\_\_\_, Tom Buick, ACC Chair