

Fountain Greens Patio Homes
Annual Homeowners Meeting
Mesa County Library Community Meeting Room
April 13, 2019

Karen Huntington called the meeting to order at 1:30PM. Chelsea introduced herself from C & J Association, our new management company.

A Quorum was determined based on a count of the homeowners present and proxy's submitted. There are 59 units participating in the HOA and a quorum is 34%. We had thirteen (13) units represented and eight proxies (8) totaling 21 units.

2018 Annual meeting notes

Chelsea read the annual meeting notes from last year. Jeff Eisenman motioned to accept the notes and Judy Orrell second the motion

Financial Report

Christy Minnick reviewed the 2018 budget against the proposed 2019 budget. She explained the variances in the operating expenses and that the lawn fertilizing and weed control contract was signed after the proposed 2019 budget was sent to all the owners. A updated budget will be uploaded onto the Associations website, www.cjassocmgmt.net when completed in the next week or so.

Tom Buick motioned to accept the budget and Jo Ann seconded.

There was a question and answer session for about 45 minutes in regards to the budget and landscaping. A few of the stand out topics from that conversation are as follows:

In recapping the 2018 and winter 2019 landscaping/snow removal services Jo Ann Ridder let the board know her frustration of having sprinkler work done by Aaron and Cindy last summer and it costing her over \$400.00 and then in January 2019 during snow removal a sprinkler head was broken off on her property and the broken pieces were tossed onto her driveway. Chelsea asked if she could take the broken pieces and she will talk with Aaron and Cindy. Going forward Chelsea will have Aaron and Cindy give an estimate and the homeowner can then decide whether they want the work done by them or not.

Weed control along 24 ¾ road behind the Wigeon homes was mentioned to be a problem. Determination of who is responsible for the 8" – 12" section from the fence to the sidewalk was questioned. It is the boards determination based on the Mesa County Assessors website that the Wigeon homeowners are responsible for that small section of land.

New Business

New homeowner, David Anthony, asked about getting a copy of the Patio homes CCR's because he was only given a copy of the Master Associations when he purchased his home. He also asked about getting a ACC form, both the architectural change form and CCR's are available on HOA's website at www.Classocmgmt.net

Homeowners are asked to go through the proper channels when needing lawn services that aren't offered by the association by not attempting to contract work directly with Aaron and Cindy or Liquid Green. Doing so confuses the billing as well as assumptions have been made in the past for Aaron and Cindy to "just do the work" and then the homeowner is not happy with the cost. Chelsea will be happy to help you get bids and will work with the company that you pick to be sure the billing is done correctly and that you are happy with the end result. This is not to say that you can't hire anyone that you want, we just ask that you don't go directly to Aaron and Cindy or to a Liquid Green employee (they provide the lawn fertilizer and weed control services) as they have both asked to have any side work requests go through the our management company, C& J Associates.

Karen made an announcement that we are in need of a third board member, Tom Buick volunteered. Cheers were heard throughout the building!

The meeting adjourned at 2:50PM