

Fountain Greens Patio Homes
Annual Homeowners Meeting
Mesa County Library Community Meeting Room
February 29, 2020

Karen Huntington called the meeting to order at 10:35AM and the board introduced themselves.

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 seventeen (17) units represented and six proxies (6) totaling 23 units.

2019 Annual meeting notes

Karen asked if there was a motion to approve last year's minutes.. There was a question regarding the number of units in the 2019 budget vs the meeting notes. There was a unit added in the spring of 2018 that hadn't been accounted for in previous records. Steven Spydell motioned to accept the minutes and the motion was seconded. There was then a vote to approve the minutes, buy a show of hands the minutes were accepted.

Financial Report

The 2019 budget was reviewed. There was a question about the number of units dues are collected from and why there are 3 not participating. The answer is that when the subdivision was built owners were given an opt out.. The ratification of the Patio HOA was in 2012 (subdivision was built in 2000). Owners were no longer given the option to opt out sometime in 2014. Because we are a mandatory dues assessment HOA subdivision, when the opt out owners sell their homes the new owners are legally required to join our HOA. Steven Spydell had a question as to what makes up the difference in the management fee from the approved 2019 budget and actual. The variance is from the old management company being paid for their December 2018 services in January of 2019 as well as a start up fee with the new management company that wasn't budgeted. Dale Rennels motioned to accept the 2020 budget, it was seconded. There was a show of hands vote to approve the budget, there were no objections.

Old Business

There will be potentially a unique problem this year with the irrigation lines, because there was an early freeze last year, before the water was turned off, there may be sprinkler lines that were broken and the owners won't know until the water is turned on this year. The sprinkler lines, heads and drip systems are the responsibility of the homeowner. In the event that a break occurs while WD is mowing or servicing your yard they will fix the break at no cost. Owners should also be aware that their evaporative coolers may be also affected by the early freeze.

There was a question regarding the type of trees allowed. There is an architectural form on our management agency's website, www.cjassocmgmt.net that is required to be filled out and submitted for any changes homeowners would like to make to the external areas of their home and property. As to specifically trees, there are certain types that aren't allowed. To explain further there are invasive, bug loving and messy trees that are on the list of "can't be planted" and we want to be sure for the betterment of our HOA that these types of trees aren't.

CC&Rs (Covenants, Conditions and Restrictions) are limits and rules placed on a group of homes or condominium complexes by a builder, developer, neighborhood association, or homeowners association. The Patio Homes HOA CC&Rs can be found on our management agency's www.cjassomgmt.net

Steven Spydell mentioned that there are errors in the budget links on the Patio Homes www.cjassomgmt.net website as well as an old address on the architectural form and that only a denied form is provided as an example. Discussion was that the website have both an approved and denied form. Chelsea took note of his comments and will get the site and forms cleaned up.

Karla Klemm mentioned the spelling of our association is not correct on the website. An "s" will be added to the word "Green" to make it compliant with our legal name. Someone else mentioned that the schools listed on the website should be changed, in the interest of future buyers, to include Fruita Middle, Fruita 8/9 and Fruita High School and to take off Grand Junction High and West Middle School .

Karen and Tom went door to door in February and gathered emails and provided information to homeowners of who to contact if they have any questions, by handing out Chelsea's business card magnets. The email list will be used to communicate last minute items, such as no water, schedule of WD, etc. If you would like to be on the list please call and leave your email address on Chelsea's voice mail, if you don't talk to her directly. Her office number is 970-986-8027

Jon Conrad motioned to end old business; it was seconded.

New Business

WD Yard will be the landscapers for this season. The reason for the change is the one stop shop that they will provide to our association. In the past this HOA has had as many three different vendors providing the landscaping services in a season.

There was a question by Jim Karandjeff about the chemicals that will be used on yards and weeds. Jon Conrad said he will get a materials safety page, which lists all the chemicals that will be used from Bill at WD and get it sent to Chelsea. This list will then be emailed to the homeowners who provided their email address and mailed to those that didn't.

Jon Conrad asked about the homes along 25 road with overgrown weeds/trees and who was responsible for cleaning that up. If it's a tree inside the yard, the homeowner is responsible and if not a tree the trimming will be done by WD yards and will be covered by the homeowners dues paid to the Patio Homes Association.

Karen made an announcement that we are in need of a Secretary on the Board, Judy Brock volunteered. Cheers were heard throughout the building! Thank you Judy!

Dale Rennels motioned to adjourn the meeting, the motion was seconded.

The meeting adjourned at 11:55AM

Addendum to February 29, 2020 annual meeting minutes

Steven Spydell asked what the process was for moving the funds on the years that have net income gain. The answer was the funds will remain in the operating account. The next question was, what is there a capital reserve fund for? This question wasn't answered with clarity by the board members or it's manager, Chelsea. Then another question was asked, what are the HOA's capital assets? Steven said he believed the mailbox pedestals were the Patio HOA responsibility to replace. The board will dig deeper to answer these two questions.

1. What is the capital reserve fund purpose?
2. What are the HOA capital assets?

Karen Huntington 2/11/21
President Date

Christy Hinnrich 2/10/21
Treasurer/Secretary Date