

**Fountain Greens Patio Homes
Annual Meeting Preliminary Minutes
February 12, 2022**

Meeting began at 10:00 AM at Mesa County Central Library Community Room.

An announcement was made that the meeting was being recorded.

Introduction of the 2021 Board of Directors:

President: Karen Huntington
Treasurer: Cristy Minnick
Secretary: Judy Brock
Board Member / ACCO : Tom Buick

Introduction of Heritage Property Management (HPM)Team:

David Caldwell & Barbara Butzen

Members present: Karen Huntington, Christy Minnick, Judy & Jim Brock, Tom & Sue Ann Buick, Jeff Eisenman, Jim Karandjeff, Alanne Conrad, Karla & David Klemm, Angun Khodkham, Lois Grenfell, Illona & Dale Rennels, JoAnn Riddler

- 20 Proxies were received
- Quorum was met [21 required; 32 properties were represented in person or by proxy]

2021 Annual Meeting Minutes:

- Minutes were approved as written. Motion, Christy M./Second, Alanne C./Approved unanimously. Preliminary minutes posted to the website.

Old Business:

- Given a home owner's question last year about capital assets, Board members inquired into the ownership of the mail boxes and learned that the six mailboxes are the only capital assets owned by the FountainGreens Patio Homes HOA .
- Cost of replacement is estimated up to \$2000.00 each, and the Board now holds \$10,000 in Capital Reserves for replacement/repairs as needed, and budgeted for anticipated replacement of one mail box in 2022.
- By creating Capital Reserves for the mailboxes, the Board was able to self-insure the them and remove them as covered assets from the HOA's Insurance Policy for approximately \$170 savings annually.
- The mailbox pedestals were scraped and painted in fall 2021.

New Business:

- Dues will increase by \$15.00 per unit per month, beginning March 1, 2022.
- Other landscaping companies were contacted to submit bids for FG Patio Homes HOA 2022 landscape season. Given the numbers of new residential subdivisions and HOA's in

the immediate area, other landscape companies are sufficiently busy and apparently not interested in submitting bids to our HOA. To limit significant future cost increases, and after considerable negotiation, the Board signed a 2 year contract with WD Yards for the 2022 and 2023 landscape seasons.

2022 Budget:

- Comments and concerns were raised by an owner (D. R.) as to why the proposed 2022 budget showed an end of year projected deficit (-\$805) and whether the Board attempted to limit certain services by the landscape contractor (i.e.: bed and border or shrub care) to reduce this deficit. Board members responded that these services have previously been reduced, but these reductions were followed by owner complaints and concerns about the appearance of their lawns. Board members also explained that the budget deficit would occur particularly if snow removal services are required during this year.
- Motion to approve the 2022 budget as presented, Motion, Jeff E./Second, JoAnn R./Carried with one opposed. Heritage will post the approved 2022 budget to the website.

Nomination/Election of Board members:

- Floor opened for nominations.
- Karen H. agreed to serve one more year, Judy B. announced that 2022 will be her last year and Tom B. also announced that this is his last year.
- The current Board expressed the need for future Board volunteers, as without consistent owner participation on the board, owner input and satisfaction, as well as home appearance and values could be adversely affected.
- David Klemm announced he would be willing to serve on the Board. Karen H. nominated him, JoAnn R. seconded the nomination.
- Alanne Conrad expressed willingness to serve on the Board, subject to concluding some current commitments before joining the Board at the next meeting. She was nominated by JoAnn R. and seconded by Judy B.
- The slate of directors and nominees was elected unanimously.

Open Forum:

- The current Board thanked owners present and nominees for attending the meeting.
- Comment made (L. G.) that the current Board is doing an outstanding job. She especially thanked Tom for assisting with snow removal issues between her property and sidewalks owned by the FG Master Association.
- Comments that the communication by the Board with WD Yards and FG Master Board is important to maintain.
- Opt Out forms for landscaping can be found on the website for such landscape issues as trimming of bushes, non-spraying of pesticides, or application of fertilizer.
- A question was raised about Architectural Committee approval needed for painting or re-roofing in same colors. (J. E.) Discussion followed that yes, ACC forms should be submitted for any exterior improvements so that there is documentation.

- Board members shared that extra services to home owners in 2021 included 3 newsletters and brightly colored announcements on Mailboxes indicating when specific landscape services other than mowing would occur.
- The Board indicated that there are still two (2) single units out of sixty-three (63) units that are not members of the HOA. However, that will change if /when those units are sold.
- Comments made that Elm shoots are to be removed by landscaper along with any other weeds removed per contract.
- A question was asked about the process for removal of a tree impinging on owner's concrete drive. (A. K.) Owner was encouraged to complete the Arch/Landscape form posted online to initiate the process.

The meeting adjourned at 10:54 AM.

Minutes taken by
Barbara Butzen
Heritage Property Management

Judy Brock
HOA Board Secretary