

**Fountain Greens Patio Homes  
HOA Board Meeting  
January 6, 2023**

Attendees: Treasurer; Karen Huntington, President; A'lanne Conrad, and ACC member: Thompson (Tom)Buick, Secretary: Judy Brock. Not present: ACC member; David Klemm.

Meeting called to order 1:05 PM.

- Review of Financial and Budget, preparatory for end of year totals
  - Karen - discussed letters sent this week, certified, to home owners who have pending dues still owing at end of 2022. Those in arrears affect the association's total income. There was discussion of how/when Heritage book keeping staff informs home owners they are behind in paying dues/assessments and assesses late fees.
  - Landscaping is the HOA's largest expense.
  - All billings for the 2023 year budget are currently paid, with the exception of WD's snow removal 12/29/22.
  - The contract between FG Patio homes and WD Yards was negotiated for 2-years, but the CCRs of FG Patio Homes HOA only allows the Board to sign an annual contract. There was discussion about whether the Board may want to propose an amendment to CCR's next year to allow for 2 or three year contracts.
  - 2023 verbal commitment landscaping cost: 10% increase \$48,4650.
  - Discussion of moving \$1000 now to common property reserve account to cover the association's 6 mail boxes when they require replacement. It appears the

association will be close to completely self-insured for the common property. The Board proposed considering a reduced amount to be moved to reserve account in the future (as reflected in last meeting minutes), assuming a new reserve study in 2023 doesn't increase values of the boxes and replacement significantly. Action: A'lanne will contact Alpine Bank to initiate the transfer to the reserve fund.

- Budget, Newsletters, and Agendas for Annual meeting were confirmed for mailing by Heritage to home owners today. Additions to the Newsletter include information about dues & coupons, as well as Patio home owners' responsibility for repair/maintenance of fences and trees on their property.

#### New Business

- Increase anticipated for management contract services
  - Karen Huntington was advised by Barbara Butzen that Heritage HOA Management is anticipating an increase in their services with next contract anticipated for 2024.
- Proxies
  - Board members who are able, will walk Patio Homes to collect home owner proxies not yet received by Heritage for the annual meeting on Friday and Saturday, February 3rd and 4th.
- Need for new board members and support available
  - Discussion of new board members (3) needed at the Annual meeting, and support to be provided to those who assume officer positions (i.e. Treasurer, Secretary, ACC) by those leaving those positions on the board in February 2023.

#### Next meeting

- Annual Meeting - Saturday. February 11, at Central Library.

Adjournment: Judy proposed we adjourn, and Alanne Seconded.  
Minutes respectfully submitted:

\_\_\_\_\_Judy Brock