

Fountain Greens Patio Homes HOA Board Meeting Monday, December 21, 2020

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

The meeting was convened at 3:01 PM via Zoom.

OLD BUSINESS

1. PRUNING OF SHRUBS/TREES THROUGH MASTER ASSOCIATION PERIMETER FENCES

It was noted by the Board that not all Juniper or other shrubs along Master Association perimeter fences on properties owned by FGPH homeowners along 25 and 24 3/4 Roads had been trimmed off the fence, as previously orally agreed to by Will under our current contract with WD Yards. Action: Christy agreed to email Will to inquire when this will be addressed.

2. BUDGET (See below following Landscape discussion)

NEW BUSINESS

3. ACC REQUEST

A request was received by Elizabeth Marvin at Heritage HOA Management from the owners of 731 Wigeon to replace windows on the west side of their home. Action: Board members unanimously approved this ACC request. Elizabeth will notify the home owners regarding the approval.

4. LANDSCAPE PROPOSALS

In early December, once a counterproposal from WD Yards for landscape and snow removal was received that still exceeded available revenues, it was the consensus that the Board should contact additional Landscapers for bids to provide these services for Patio Homes while the Board continued its negotiations with WD. Three of the four agencies Tom contacted provided bids to Elizabeth Marvin at Heritage. WD also responded with an additional counter proposal on December 18th, the date all proposals were due. Two bids were clearly above the constraints of the budget. The proposal costs ranged, depending on specific services, from approximately \$36,300 to \$44,700. Action: following a lengthy discussion of revenue constraints, stipulations in the CC&Rs, increasing costs of landscape and snow removal services, and given our history with WD Yards, their familiarity with the area and the Master Association irrigation system, the Board consensus was to contract again with WD Yards.

Given WD's most recent fee proposals, the Board moved to limit Association reimbursed irrigation repairs by WD to replacement of sprinkler heads and drip plugs only (M:Karen, 2nd:Judy, Aye:4). Irrigation malfunctions or problems beyond these simple replacements would be reported to Heritage, at which point, Heritage would notify the homeowner of the irrigation malfunction who would need to cover the cost of the repair through WD or another local irrigation repair persons of their choice. Christy agreed to respond to WD Yards with the above decisions, requesting that one aeration and an additional shrub trim be added to their most recent counter-proposal. Christy will direct WD's attention to our posted CC&Rs, paragraph 4.12 B, that homeowner's approval for the described lawn services are to be provided to all property owners, "Unless requested not to do so in writing by a lot owner" thus hoping to relieve WD and the Board from securing specific signed permission for lawn services of each home owner.

5. 2021 Budget

Elements of the budget are approved, pending only the final contract amount for landscaping and yard maintenance services from the above negotiations with WD Yards.

6. Annual Homeowners' Meeting

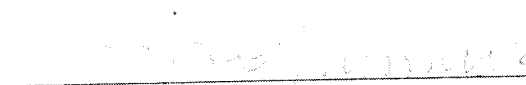
The Board intends to conduct the HOA annual meeting in February 2021 by Zoom. It will be imperative to make an extra effort to secure sufficient proxies and offer technical support to members who haven't utilized Zoom or do not have access to computers. More detailed plans to be addressed at the January Board meeting.

The meeting adjourned at 5:29 PM.

Respectfully Submitted,



Judy Brock, Secretary

 Karen Huntington, President Christy Minnick, Treasurer Tom Buick, ACC Chair