

## **Fountain Village Estates HOA**

Meeting Agenda for January 10, 2024

**1. Call to Order: 1811**

**2. Roll Call of Members Present:**

Sheila Davies	present
Lauren Vorasai	present
Angela Schaefer	present
Kevin Nolan	present
Natalie Schubert	absent
Scott Hess	present

**3. Open Forum: No community members present**

**4. Approval of Agenda 1/10/2024**

Motion for approval of the agenda for 1-10-24 by Angela

Seconded by: Lauren

Nays: no

passed

**5. Approval of the Minutes of the Previous Meeting 12/13/23**

Motion for approval to approve the 12-13-23 minutes by Kevin

Seconded by: Sheila

Nays: no

passed

## 1. Treasurer's report

### Checking:

Current balance is **\$27,818.27**. This is validated against US Bank statement.

### Savings:

Current balance is **\$22,439.37**. Contribution of \$225.00 was made on 11/20/23. This has been validated against US Bank Statement. **There was NOT contribution of \$225.00 deposited on 10/20/23 recorded on the bank statement as Scott Hess has shared would show in November statement. What happened to October's deposit?**

- Lauren was able to confirm with James/Sterling Properties that we are caught up on monthly deposits from operating account to reserve account

(This is the account that pays for our long-term maintenance needs as defined in the reserve study.)

### Insurance Reserve:

Current balance is **\$0.00** according to Scott Hess as the amount has been transferred into the CD per FVE Board's approval. No US Bank statement was provided. Per Scott, "The insurance account was closed and the \$0.02 was transferred into the checking account. The CD does not produce monthly report. It shows as a deposit and then at its term produces a statement. I can ask for a monthly statement and see what USBank says". **The October and November Checking US bank statements do not show the \$0.02 deposit as stated by Scott.**

- Lauren got a statement for the CD, all ok
- Bills for Kingdom Landscape billing: James/Sterling caught up paying Kingdom Landscape – paid remaining 2023 bills in Jan 2024. Lauren will compare to next statement to reconcile

### Delinquencies:

Eight (8) families were on the delinquency report for a total amount outstanding of **\$3,828.54**.

## 2. Old Business:

- A. Lot G – Contract back with county for consideration of clause to make donation contingent upon Lot G remaining recreational, day-use only area

## 3. Community Events

Community Events Coordinator

## Events

- The board would like more community involvement.
- 1-2 events this year might be a good way to start.
- Holiday lighting event/cocoa – Lauren willing to take point.
- Neighborhood garage sale – Angela willing to take point.
- Angela cautioned to stay aligned with mission, don't overextend.

## 4. Presentation of Reports

### A. Committee Reports

1. Architectural Review Committee:
  - No new requests, per Kevin
2. Lawn Maintenance-Sprinklers
  - Kevin provided 2 bids, team reviewed. Waiting on 3<sup>rd</sup> bid and will make decision in February. Have irrigation quote separated from the Lawn maintenance quote.
3. Landscaping

## 5. New Business

### Reserve Study

Sheila will choose 3 companies to give a proposal for our Reserve Study due in 2024

1. Association Reserves – Sheila will call to inquire about price of the update
2. Scott/Sterling will study up on the hardship option (can we go 5 years?)
3. Sheila to talk to Sterling Properties or research under Wa Statutes regarding need for Reserve Study if cost is > 5% of HOA annual income

### Code of Conduct

Discussion made by all members of the board present at this time. Final decision by pro-tem President that as the Code of Conduct was voted in by a unanimous vote of the HOA Board members present at the April 2023 meeting, the Code of Conduct will be enforced moving forward.

### Goals for 2024 and long-term goals

Discussion of what long term goals might look like. Strong suggestion is

To have a yearly schedule in order to ensure that the business of the HOA

Is completed on schedule.

January:       Lawn and water system bids  
                  Annual budget  
February:     Start on Annual meeting.  
April:         Annual meeting  
June:         Landscape plans  
April:         Electricity and water for lawns is turned on  
August:       Insurance  
                  reserve study if needed.  
October:      Last mowing and blowing out of sprinkler system  
  
Long term goal:        Gifting of Area G to Clark County

Motion to move to executive session by: Kevin

Seconded by: Angela

Nays: no

Passed

## **6. Adjourn to Executive Session at 1944**

- A. Update on lien notices-If Any
- B. Delinquencies
- C. Violation follow-up
- D. Community Compliance with CCR's/House rules
  
- E. Motion to return to regular meeting by:  
    Second by:  
    Nays:

## **7. Return to regular meeting at 1957**

- a. Motion to return to regular meeting: Sheila
- b. Second to return to regular meeting: Angela

- c. Nays: no
- d. Return to regular session

## **8. Adjournment**

Motion to adjourn by: Sheila

Seconded by: Kevin

Nays: no

**Adjourned at 2000 hours**

