

## **Fountain Village Estates HOA**

Meeting Minutes for December 13, 2023

**1. Call to Order: 1811**

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

Sheila Davies	present
Lauren Vorasai	present
Angela Schaefer	present
Kevin Nolan	present
Kelly Rhodes	absent
Natalie Schubert	absent
(Sterling Properties)	absent

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

**4. Approval of Agenda 12/13/2023**

Motion for approval of the agenda for 12/13-23 by Kevin

Seconded by: Angela

Nays: no

passed

**5. Approval of the Minutes of the Previous Meeting 11/15/23**

Motion for approval to approve the 11/15/23 minutes by Kevin

Second by: Sheila

Nays: no

passed

## **6. Old Business:**

### **A. Lot G-**

Angela has requested 30 min. to review the current offer from the County.

No change from previous contract attempt. Addition of statement that we are donating lands with no compensation in counties contract proposal.

4 options given by Angela and the rest of the HOA board

1. Sue the county
2. Rent to the county
3. Sell the lot
4. Have the district rep involved

Lauren leaning toward option 2, wants more info on 1 and 2 as to feasibility and cost

Options 1 and 3 will require more research

Angela will research options 2 and 4 with the intent to move on them

### **B. Board position of President**

- a. Revisions to be made and emailed to all board members by 12-21-23

## **7. Community Events continue to January meeting**

Election of a Community Events Coordinator

## **8. Presentation of Reports**

### **A. Committee Reports**

#### **1. Architectural Review Committee:**

#### **2. Lawn Maintenance-Sprinklers**

Kevin presented current bid status for irrigation and/or lawn service. Is looking for 2 more bids before presenting the current options.

#### **3. Landscaping**

### **B. Treasurer's report**

Below is a final review of financials for **October 2023**. These are my findings.

**Checking:**

Current balance is **\$27,333.74**. This is validated against US Bank statement.

**Savings:**

Current balance is **\$22,214.37**. No Contribution was reflected on statement. This has been validated against US Bank Statement. [There was contribution of \\$225.00 deposited on 10/20/23 but did not transfer into account. Therefore, this should show in next statement.](#)

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

**Insurance Reserve:**

Current balance is **(\$9.97)**. There were three cents (\$0.03) earned in interest over the Last month and a withdrawal of \$2,010.66 to CD per FVE Board's approval that will show In next month's statement. This is validated against US Bank statement.

**Delinquencies:**

Seven (7) families were on the delinquency report for a total amount outstanding of **\$5,588.32**.

**9. New Business****Reserve Study continue to January meeting**

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

1. Association Reserves
- 2.
- 3.

Sheilla to talk to Sterling Properties or research under Wa Statutes regarding need for Reserve Study if cost is > 5% of HOA annual income

**Goals for 2024 and long-term goals continue to January meeting**

Motion to move to executive session by:

Seconded by:

Nays:

**10. Adjourn to Executive Session at 1922 continue to January meeting**

- 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:

**11. Return to regular meeting**

**12. Adjournment**

Motion to adjourn by: Sheila

Seconded by: lauren

Nays: no

**Adjourned at 1901**

