

**Fountain Village Estates HOA
Board Meeting of July 12, 2022**

1. Meeting called to order at: 1805 pm

Members present:

- ✓ Sheila Davies
- ✓ Kevin Nolan
- ✓ Jessica Hersh
- ✓ Angela Schaefer
- ✓ Lauren Vorasai
- ✓ Scott Hess, Sterling Properties

2. Move to ratify and accept agenda for 7-12-22

- Angela makes the motion to accept the agenda, Jessica seconds, no nays – team approval is unanimous

3. Move to ratify meeting notes of 6-9-22

- Jessica moves to accept the meeting notes of 6/9/21, Kevin seconds, no nays – team approval is unanimous

4. ARC Committee:

ARC Chair Assignment – ARC Committee (Angela, Jessica, Kevin) – Angela is secretary and feels ARC Chair accountability might be too much; Kevin willing to take the job.

- Angela steps down as ARC Chair
- Jessica appoints Kevin as ARC Chair

5. Discussion Topics:

- **Shed Request at 11706 NE 102nd Cir**
 - a. ARC Committee recommends approval with the following notes:
 - i. 3' off both fence lines
 - ii. Drainage needs to be contained within the homeowner's lot
 - iii. Inspection by ARC committee when construction is complete
 - iv. Color must match house
 - v. Homeowner to please review paragraphs 7-12 of the ARC guidelines to ensure compliance with dimensions and attributes of shed.
 - b. Vote of board: Angela moves to approve shed request with notes above. Kevin seconds. Lauren, Sheila, Jessica also approve. Unanimous vote.
 - c. Kevin will send signed ARC form to Sterling Properties; Scott will send via DocuSign
 - d. Jessica will send form confirming that property was restored to natural state after removal of last shed

- **Concrete request at 11923 NE 102nd Street (Front of house, impacts landscape/appearance of house)**
 - a. ARC Committee members agreed that more research and definition is necessary:
 - i. ARC Committee would like to visit the property to make a determination of offset from fence line on both sides of property – allowing space for fence repair
 - ii. Initial ARC committee recommendation is to deny this request until there is a plan/request for the patio cover that was built without HOA approval
 - iii. Letter should be sent to homeowner by Sterling Properties regarding unapproved patio cover.
 - iv. County regulation regarding concrete is that 1/3 of property cannot be encumbered by hard surface; homeowner responsible for understanding county rules and complying
- **Concrete patio poured at 10111 NE 120th Ave**
 - a. Sterling will send letter to ensure that they are responsible for complying with county code and that they adequately contain water runoff within the confines of their lot

6. Lawn Maintenance (Kevin)

1. Curbside Painting - Completed
2. Lawn Maintenance
 - a. Sprinkler system is now on
 - b. Issues with Sprinkler System – power is on, water is on
 - c. Action: Kevin will bring in another company for quote. Needs an initial budget for discovery work. Landscape Mgmt 360-256-0706.
 - d. Angela moves to allow \$200 initial budget for discovery on action defined above. Sheila seconds the motion. Kevin, Lauren, Jessica – all approve. Motion approved unanimously

7. Landscaping (Angela)

1. Landscaping proposal and quotes
 - No responses to Landscaping quote requests. 11 companies contacted. Sterling Properties continues to reach out to Kingdom Landscaping
 - Angela will try to reach out to Luis about project for fall.

8. Treasurer's Report (Lauren)

Checking:

- Our overall position is still strong, with balance of **\$24,458.88**. This is validated against US Bank statement.

Savings:

- Current balance is **\$13,614.37**. This is the account that pays for our long-term maintenance needs as defined in the reserve study.

Insurance Reserve:

- Current balance is **\$2,000.19**. We scored another penny in interest over the last month.

9. Projects:

1. Park/Lot G – Angela needs to talk to county for update.
 - County has not responded very timely on our request to give them gift of land
 - Consider initiating a petition with signatures from HOA members, surrounding HOAs, Apartments
 - Take signatures to public forum and pressure county this way could get faster results.
 - Petition states how this is to benefit to the community, not to detriment of FVE HOA

10. Ongoing:

- 10203 118th Ave – Sterling properties provided an update

11. Sterling Updates:

1. Late fee notices (9) being sent this month; notifications of fee and interest being sent
2. 11702 NE 102nd Circle: Sold to an outdoor property group, expect this to be flipped, used as a rental
3. 11905 NE 103rd Street – Sold
4. 11901 NE 103rd Street – Listed for Sale
5. 11903 NE 102nd Street- basketball hoop violation – 11903 NE 102nd Street. Decision is to continue fine schedule and discuss again in August meeting
6. Insurance policy coming up for renewal in August.
7. Taxes coming up in August – Tax completion form to WA State
8. HOA registration form to State of WA due soon – register as non-profit
9. Sheila brought to attention of board about recreational vehicle parked at end of 121st Circle and 103rd Street; Jessica will take photos

12. Move to adjourn meeting: Jessica moves to adjourn, team agrees unanimously

- Meeting Adjourned: Meeting adjourned 1938 pm