

**Fountain Village Estates HOA
Board Meeting of August 9, 2022**

1. Meeting called to order at: 1805

- A. Members present:
- ✓ Jessica Hersh
 - ✓ Angela Schaefer
 - ✓ Sheila Davies
 - ✓ Kevin Nolan
 - ✓ Lauren Vorasai
 - ✓ Scott Hess, Sterling Properties
- B. Move to ratify and accept agenda for 8/9/22
- Kevin moves to accept agenda, Jess seconds, Angela-yes, Lauren-yes
- C. Move to ratify and accept minutes for 7/12/22
- Angela moves to accept, Sheila second, Kevin-yes, Lauren-yes, Jess-yes, motion passes

2. Discussion Topics

- A. Basketball Hoop – 11903
- Angela moves to send lien notice based on arrears accumulated to date/policy
 - Jessica seconds
 - Lauren-yes
 - Kevin-yes
 - Sheila-yes
 - Passes unanimously

3. ARC Committee Business

- A. Concrete request at 11923
- As we meet there is material in the front yard and framing in place to expand the front porch
 - ARC request was sent in – cement in back is subject to % of lot to be developed per county code
 - ARC Committee did a breakout session in order to make these recommendations to the board.
 - i. Patio cover – not approved by HOA
 - 1. No plan or request was submitted for this structure
 - 2. ARC committee recommendation: would like a request a plan to review for HOA approval; homeowner to be informed they need to meet county codes (Sterlings’s action)
 - ii. Cement on front of house includes expanding the front stoop and widening the driveway
 - 1. Kevin has made attempts to contact this homeowner with no response

2. ARC recommendation: Since there is work actively being done without approval, Sterling to send cease work order.

iii. Cement in backyard/side yard and walkway

1. Already poured: Notify homeowner that he is required to be in compliance with county code (drainage, % of hardscapes, and setbacks); any issues are homeowners' responsibility and cost to resolve

- Upon regrouping of the entire board: Sheila moves to accept 3 ARC committee recommendations as written above; Lauren seconds, Jessica-Yes, Angela-yes, Kevin-yes
Motion passed unanimously

B. Concrete patio poured at 10111

- Sterling to confirm that letter was sent to homeowner per our notes of 7/12/22.

4. Lawn Maintenance (Kevin)

- Sprinkler issue update-Landscape Management-programming issue was resolved on the controller; nothing needed to be replaced
- Area G has 3 sprinkler heads that are not rotating; Kevin to address

5. Landscaping (Angela)

- Landscaping proposal and quotes – no updates

6. Treasurer's Report (Lauren)

Checking:

- Our overall position is still strong, with balance of **\$19,003.47**. This is validated against US Bank statement.

Savings:

- Current balance is **\$18,839.37**. This includes transfer of \$5,000 from checking per Board approval in May 2022 to meet funding requirements outlined in Reserved Study. This is validated against US Bank Statement. (This is the account that pays for our long-term maintenance needs as defined in the reserve study.)

Insurance Reserve:

- Current balance is **\$2,000.20**. We scored another penny in interest over the last month.

7. Projects:

A. Park/Lot G

- Angela received response from county
- Signor of contract with county would be
 - President and secretary based on vote of community
- Scott/Sterling recommending we get a new vote of community to:
 - Redefine the plat
 - Allow for public use of green space
 - Allow for gifting to the county
- Need to set a date for a community meeting – Angela to suggest date that aligns with county process

- New homeowners in the neighborhood since last time we voted to gift Area G, so need to do this again
- Need to provide 30 days' notice of special meeting; people vote at meeting or by proxy
- **Pros:**
 - County pays to amend plat; FVE gifts Lot G (area north AND south of public walkway/easement)
 - County must maintain in perpetuity as green space, recreational use only or it reverts to FVE
 - Relinquish responsibility and cost of maintenance/mowing; landscape repair; watering, including irrigation system.
 - Relinquish liability and insurance costs
 - Basketball courts
 - Half soccer field with goal
 - Benches
 - Lighting
 - Angela to call county assessor to determine if we as homeowners are taxed on a portion of Lot G; does this mean a tax break for all of our homeowners?
 - Request a one-time payment by county for land in terms labor/materials for mulch, trees for our Areas E, F, D, A – Angela needs estimate
 - Garbage service and trash cans/dog waste containers and poop bags
 - FVE board representative gets a seat at the table for all decisions regarding improvements or development of the area; we get input to the planning committee for this piece of property
- **Cons:**
 - More traffic in neighborhood
 - Loss of control for what happens to this area in the future

8. Sterling Updates:

- 10203 – Sterling provided update

9. Movement to adjourn meeting:

- Jessica moves to adjourn, Angela seconds, Kevin-adjourn, Lauren-adjourn, Sheila-adjourn
- Meeting Adjourned: 2003: hours