

**Fountain Village Estates HOA  
Agenda September 13, 2022**

**1. Meeting called to order at: 1802**

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 9/13/22

- Sheila moves to accept agenda, Angela will second, unanimous approval by board

C. Move to ratify and accept minutes for 8/9/22

- Kevin moves to accept meeting minutes from August; Jessica seconds, unanimous approval of board

**2. Discussion Topics**

- Complaint about a flag being flown that is not an American flag
- Sterling issued a notice to comply with house rules; has not yet been removed; recognize freedom of speech, but speech cannot impede on anyone else's peaceful enjoyment of their property.

**3. ARC Committee Business**

A. Concrete request at 11923

i. Concrete on front of house – path to garden gate

- ARC committee recommendation is to approve this, but with no astro-turf
- Kevin needs to submit ARC recommendation on this to Sterling
- Full board vote on this request: Sheila moves to approve based on ARC committee recommendation to approve path to side gate done in cement; Angela seconds this motion; board votes unanimously to approve this part of request.
- Sterling will notify homeowner that path to gate is approved.

ii. Request to expand front porch - includes expanding the front stoop and widening the driveway

- Request for this was included in the original request.
- ARC recommends approval of extension of front porch; conditional upon material and finish matching the existing front porch (gray finish)
- Kevin to send ARC recommendation to Sterling

- Full board vote on front porch extension: Based on ARC recommendation, Sheila moves to approve the request; Angela seconds, board approves unanimously
- Sterling to notify that this part also approved.

iii. Patio cover – not approved by HOA

- No plan or request was submitted for this structure
- Homeowner needs to submit the plan and request for this. County needs to permit the structure.
- Sterling to notify that they need to submit plan and permit
- ARC committee to inspect finished project

B. 10111

- Issue of concrete in backyard is resolved through Sterling and county communications
- Issue of front yard being converted to all pea gravel parking surface
  - a. Sterling to issue letter of violation

**4. Lawn Maintenance (Kevin)**

- Sprinkler heads fixed
- Luis' contract ends mid-October
- Kevin contacting Landscape management to blow out irrigation lines
- Sterling to call to turn off power and water by end of September

**5. Landscaping (Angela)**

- Landscaping proposal and quotes
- Angela requesting authorization for 4500.00 to start the project as proposed in her submitted project proposal
- Jessica moves to approve project plan for Area E&F with 2 birch trees, Kevin seconds the motion, board votes unanimously to approve.
- Angela to supervise work and submit all invoices and contracts to Sterling. Angela will provide timelines to board

**6. Treasurer's Report (Lauren)**

**Checking:**

Current balance is **\$19,614.32**. This is validated against US Bank statement.

**Savings:**

Current balance is **\$19,064.37**. 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 **\$2,000.21**. Another penny earned in interest over the last month. This is validated against US Bank statement.

Sterling to contact Lauren regarding deposit inquiry.

**7. Projects:**

- A. Park/Lot G – Angela will draft a response to county and submit to team for review and approval before sending. Goal date: BEFORE next board meeting

**8. Sterling Updates:**

- a. 10203: Sterling gave an update, move to executive discussion; Sterling to provide further details by next board meeting.
- b. 11702: Open Door property balances due, late fees attached, property being sold, balances paid at closing
- c. 10119 is closing and fees will be updated
- d. 11903 basketball hoop – Sterling confirms notice was sent, board votes unanimously to move forward with established process for non-compliance.

**9. Amended Agenda, Added Items:**

- a. LOT 21: Concrete to garden gate- Notice to submit ARC request by Sterling
- b. LOT 19: 10x10 Patio Cover – Notice to submit ARC request by Sterling

**10. Movement to adjourn meeting:** Jessica moves to adjourn the meeting; Lauren seconds, board unanimously approves.