

Fountain Village Estates HOA

Meeting Notes of February 21, 2023

1. Call to Order: 6:05 PM

2. Roll Call of Members Present:

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

3. Open Forum: No other members of community present, moving on to regular business

4. Approval of Agenda 2/21/2023

- Board moves to accept agenda for 2/21/2023

5. Approval of the Minutes of the Previous Meeting 01/10/2023

- Jessica moves to approve minutes, Angela seconds. Approve unanimously by board.

6. Old Business:

A. Lot G- updates

- Contract is still in draft/review with Clark County
- Vote of the community at the annual meeting to approve a change in the bi-laws/CCRs allowing us to gift the common area
- Vote at annual meeting of 2020 authorized the board to proceed with the project to turn Area G over to Clark County
- As we review the budget for 2023, we need to consider adding \$1500 to \$2000 to budget for legal review of contract from Clark County.
- MOTION: Angela moves to budget \$1500 to \$2000 without further board approval for legal review of Clark County contract, Jessica seconds, unanimously approved.

B. Assign board members to working committees:

- Budget committee – Lauren, Angela, Jessica
- Landscaping (Angela) /Lawn Care Committee (Kevin/Sheila)
- Reserve Study Committee (Sheila, Lauren, Angela)
- Special Projects Committee (Community activities, recruitment) – TBD
- ARC committee (Jessica, Kevin, Angela)

7. Presentation of Reports

- A. Architectural Review Committee – 2 open requests; Jessica and Kevin to initiate committee work on this; ARC committee will make recommendation at March meeting
- B. Lawn Maintenance – Kevin will schedule meeting with Luis/Angela/Sheila; Sterling suggesting to break into 2 contracts (Area G and everything else)
- C. Landscaping – Table discussion on Area A landscape proposal by Angela
 - A. Angela has purchased landscape fabric, and requests reimbursement of up to \$100.
 - B. Jessica makes a motion to reimburse landscaping cost up to \$100, Sheila seconds, unanimously approved
 - C. Angela to store materials until project is executed.
- D. Treasurer's report: December 2022 Financials
 - D. Checking: Current balance is \$21,151.22. This is validated against US Bank statement.
 - E. Savings: Current balance is \$20,189.37. Contribution of \$450.00 to reserves. This was doubled since Sterling missed to transfer \$225 for October. 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.)
 - F. Insurance Reserve: Current balance is \$2,000.26. Another penny earned in interest over the last month. This is validated against US Bank statement.

8. New Business

- A. Set date for Annual meeting
 - MOTION: Jessica moves for date of May 9, 2023 for annual meeting; Sheila seconds; passes unanimously
 - At next meeting we will decide if meeting will be in person or virtual; Jessica will investigate in-person meeting venues.

9. Adjourn to Executive Session

- A. MOTION to move to executive session by Jessica; second Angela; unanimously approved at 1906 pm
 - Update on lien notices
 - Delinquencies
 - Violation follow up

10. Return to regular meeting

- A. Motion to move back to regular session at 1931 pm by Jessica, Angela seconds; unanimously approved

11. Adjournment

Jessica moves to adjourn at 1932; Sheila seconds, unanimously approved.