**Fountain Village Estates HOA**

Agenda March 14, 2023

1. **Call to Order: 1801 pm**
2. **Roll Call of Members Present:**
	* Jessica Hersh
	* Sheila Davies
	* Kevin Nolan
	* Lauren Vorasai
	* Angela Schaefer
	* Scott, Sterling Properties
3. **Open Forum: None**
4. **Approval of Agenda 03/14/2023**

Kevin moves to accept today’s agenda, Jessica seconds, board unanimously accepts

1. **Approval of the Minutes of the Previous Meeting 02/21/2023**

Sheila moves to accept meeting notes of 2/21/23, Jessica seconds, board unanimously accepts

1. **Old Business:**
2. Lot G- updates
	* Review of contract presented by Clark County
	* What we need the contract to include
		1. We are gifting the land AND the responsibility and liability for the property, governed by Parks and Rec.
		2. Verify that our water supply is separate – no way they can water and it come to our bill; specific wording that our irrigation system will be separated from that area and county to install their own water meter. Cap and separate the line for everything north of 103rd/102nd street and east of 121st Circle. HOA will not accept a bill back for water.
		3. Gifting the land to Clark County for the sole purpose of recreational use
		4. “Agent” will be one of the 2 attorneys that Scott suggests
		5. County absorbs the cost of us modifying and filing our CCRs/declarations, attorney will advise the language to use.
		6. Sterling is HOA’s “agent”
		7. Board president and secretary will sign – two signatures required.
		8. Will Rasmussen, Jenny Bricker
		9. County provides a title
		10. County to pay
			1. Amending and recording of our CCRs
			2. our legal fees for our legal review of this contract
			3. Cost of dissemination to the members
		11. That community agrees to this – something about notification that no payment will be received
		12. No ability to sue in the future regarding this decision
		13. Hold board harmless, gift made in good faith, indemnify the board of all errors and omissions.
		14. Permission of board president to sign the contract
	* What we need our vote of the community to verify
		1. Vote to modify CCRs (paragraph xxx)
		2. Vote to allow board to sign contract – ratify the gift of community property to Clark County
		3. Indemnify the board and its membership in this action
3. In-person Meeting Venues
	* Jessica has contacted different venues, including nearby churches, nursing home.
	* Church for church purposes only
	* Nursing home owes us a call back
	* Recommendation to keep 2023 Annual Meeting on Zoom
4. **Presentation of Reports**
	1. Committee Reports
		1. **Architectural Review Committee**
* 10111-Synthetic grass – Kevin has been successful at texting communicating with homeowner.
	+ After board discussion, Jessica moves that we decline this request and required natural material for the front yard. Angela seconds Board unanimously approves this motion.
* 11910- Patio cover, this was last discussed in November 2022. Needs a permit from county, sent not approved to Sterling 3/13/2023 in case it did not get sent in November.
* Letter to community with announcement of annual meeting – no changes until approved by the board if changes impact the look and aesthetics of the neighborhood
	+ 1. **Lawn Maintenance**
			- Kevin has contacted someone for quote on maintenance of our irrigation system;
				1. Kevin moves to budget in 2023 for maintenance and orientation of irrigation sprinkler heads, Angela seconds, no nays. Estimated cost is $600 total
			- Angela has prepared a split contract for Luis/Kingdom landscape that gives us flexibility to drop maintenance of Area G when that goes to the county; will get wet signature from Luis and send to Sterling Properties
				1. Angela moves to approve these two service contracts; Kevin seconds, No nays, Estimated cost is $600 per month for E, F, A and $200 per month for area G until such time as Area G is turned over to Clark County
		2. **Landscaping** Area A plan on hold
		3. **Budget Review Committee** Revision provided by Sterling Properties this week, budget committee to review, and schedule 30 min with Scott to finalize
		4. **Reserve Study Committee** Sheila confirmed that no action is required until 2024 for 2025.
	1. Treasurer’s Report for **January 2023**:

**Checking:**

Current balance is **$21,964.54**. This is validated against US Bank statement.

**Savings**:

Current balance is **$20,414.37**. Contribution of $225.00 to reserves. 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 **$2,000.27**. Another penny earned in interest over the last month. This is validated against US Bank statement.

**Delinquencies:**

Three (3)homeowners were on the delinquency report for a total amount outstanding of **$6,272.35**.

**New Business**

* Board approved removal of late fee for one homeowner in good standing during executive session.
* Regarding liened home, Sheila moves that board approve that Sterling Properties to get an estimate of legal costs on foreclosure action or direction to move forward. Jessica seconds. No nays, motion passes.
1. **Adjourn to Executive Session**

Jessica moves to take meeting to executive session, Sheila seconds, no nays. Motion passed; 1921 PM

1. **Return to regular meeting**
	1. **Jessica moves at 1943 to move back to regular session – motion pass**
2. **Adjournment** Jessica moves to adjourn at 1947, Sheila seconds. No nays. Meeting adjourned.

**Fountain Village Association**

**EXECUTIVE SESSION AGENDA**

**Note:** This meeting is closed to the membership.

1. **Liens**
2. **Delinquencies**
3. **Violation Follow-up**

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