**Fountain Village Estates HOA**

Meeting Minutes September 12, 2023

1. **Call to Order**: 6:01pm
2. **Roll Call of Members Present**:

Jessica Hersh present

Sheila Davies present

Lauren Vorasai present

Angela Schaefer present

Scott Hess (Sterling present

Properties)

Natalie Schubert

(Sterling Properties) present

1. **Open Forum**: No community members present
2. **Approval of the Agenda for 9-12-23** Motion for approval of the Agenda for 9-12-23 by Sheila Seconded by Jessica Nays: none Motion Passed
3. **Approval of the Minutes of the Previous Meeting on 8-8-23**

Motion for approval by Angela

Seconded by Jessica

Nays: none

Motion Passed

1. **Old business**
2. **Tract G updates by Angela**

Contract from the county was revised by Angela with input from Sterling Properties and Jessica. County to go back to their attorneys after reviewing the amended contract and conversation with Angela.

Angela moves for a mailer for Tract G subject to review by the HOA board to include:

1. Approve changes to the CCR’s to allow gifting of Tract G
2. Approve for the board to enter into a contract with Clark Count gifting Tract G to Clark County.

Motion seconded by Jessica Nays: none Motion approved

1. **HOA Board Homework**

**Proxy Votes** – we need to decide if we are following Robert’s Rules of Order and if this aligns with our CCR’s to allow board member proxy during regular business meetings.

Sheila moves to create a Limited Proxy only for the purpose of establishing a quorum for a specific monthly HOA board meeting; this proxy is not to be used for a special or annual meeting nor is it to be used to vote on any issue during a monthly HOA board meeting.

Seconded by Jessica Nays: none Motion Passed

1. **Presentation of Reports**
2. **Committee Reports**
3. **Architectural Review Committee**

ARC committee member to visit community member site regarding request for fence and will email the rest of the committee with results and recommendations.

1. **Lawn Maintenance – Sprinklers**

Lawn and Landscape committee will meet regarding the irrigation system and 2024 lawn and landscaping maintenance plan

1. **Landscaping**
2. Angela moves to approve $575.00 for bed at 118th Ave and 103rd St. to include plantings, bark, and materials.

Seconded by Jessica Nays: none Motion passed

1. Angela moves to approve $2,500.00 for bed at 117th and 103rd St. to include plantings, bark, delivery, and labor.

Seconded by Jessica

Nays: none

Motion passed

1. Motion by Angela to approve $900.00 for bark dust to refresh areas E and F

Seconded by Lauren

Nays: none

Motion passed

**Amendment to minutes from 9-12-23**

Motion by Jessica to amend minutes from 9-12-23 to state

Board approves landscaping project on 9-12-23 for a total of $4000.00

Seconded by: Kevin

Nays: none

Motion passed

1. **Treasurers Report**

**Checking:**

Current balance is **$29,525.02**. This is validated against US Bank statement.

**Savings**:

Current balance is **$21,764.37**. Contribution of $225.00 to reserves.

(This is the account that pays for our long-term maintenance needs as defined in the reserve study.)

**Insurance Reserve:**

Current balance is **$2,000.50**. Four cents ($0.08) earned in interest over the last month. This is validated against US Bank statement.

**Delinquencies:**

Three (3)families were on the delinquency report for a total amount outstanding of **$5,992.35**.

1. **New Business**
2. **Insurance Renewal**

Angela moves to renew all insurance policies per AIAI quote

Seconded by Kevin

Nays: none

Motion Passed

**Sheila moves to adjourn into Executive Session.**

Seconded by Jessica Nays: none Motion passed

1. **Adjourn to Executive Session at 7:11 pm**
2. Update on lien notices – if any
3. Delinquencies
4. Violation follow-up
5. Community Compliance with CCR’s/House Rules

**Jessica moves to return to regular meeting**.

Seconded by Angela Nays: none Motion passed

1. **Return to regular meeting at 7:36pm**
2. **Adjournment at 7:46pm**