

# Fountain Condominium HOA

## Minutes of Annual Meeting

### November 14, 2015

#### Call to Order

Meeting called to order at 10:10 AM

#### Attendees

Gerard Krier

Charlie Cerda

Vickie Allmer

Margie Albert

Brian & Tracy Ulmer

#### Quorum

Quorum established - 4 unit owners from 4 separate units

#### Proof of Notice

Proof of notice confirmed by Margie - mailing and notice posted by Charlie.

#### Review of Budget

- Budget created with a dues increase of \$5 per month (\$1215 per year)
  - The increase amount is up for discussion later
- Equipment and major repairs - \$14,996
- Maintenance and repairs - \$6,000
- Total for maintenance & repairs, and increases in expenses = ~\$21,000
- Request for Margie to send at least the last three years of maintenance & repairs, so we can see what the trend is
- Insurance
  - Budget shows \$10,025, but it's actually a little over \$12,000 - takes maintenance & repairs down by this amount
  - Brian spoke to the insurance agent, kept it the same except authorized \$75 per year for sewer backup coverage.
  - Gerry thinks we should raise the deductible next year, and lower the monthly payment. It's likely that we won't make a claim, so this seems cheaper.
  - Margie will correct the budget for the new insurance amount.

#### Management Fees

- Brian proposes to increase the management fees
- Brian did research and found that 3rd party management fees are around \$1000 - \$1200 per month
- Charlie does a lot of work around the place
- Value in being closer to market value, in case we ever have to find a 3rd party, so our budget is closer to market
- Proposal to increase by \$150 per month - from \$800 to \$950
- Tracy motions, Gerry seconds, Vicky & Charlie in favor. No one against.
- Finalized that management fees go to \$950 per month, starting January 1st
- Decreases equipment & repairs by \$1350

## Dues Increase

- Discussion on whether to increase by \$10 per month or \$5 per month
- Upcoming repairs
  - Roof
  - Sewer line
  - New doors
  - Parking lot issues
- Gerry motions to table the dues increase until we have discussed the repairs, Charlie seconds, everyone agrees.

## Old Business

- Last year's special assessment
  - Took care of aluminum wiring
    - Final charge - \$22,531.04 (over special assessment estimate by ~\$5,000)
    - Over because of lights in the hallway, replacing dryer plugs and replacing stove plugs
  - Two doors out of 14 were replaced (12 remaining)
    - Estimated \$1,700 per opening, but ended up being \$2,500 per opening
  - Paid water heater and parking lot repair bills out of special assessment
- Bed bugs
  - Still bed bug issues between owners
  - No specific language in the rules about bed bugs
  - Margie notes that this is becoming a common problem in complexes that she works with. Being put into the rules and regulations.
  - Next step - talk to an attorney about HOA legal action, to force owners to take care of it
  - Gerry will look up a lawyer that we can call to ask if the HOA has leverage, and what wording we can use to amend our rules and regulations.
  - Charlie suggests to raise awareness among tenants, so that the issue can be reported early and taken care of more easily
  - Charlie suggests having A1 inspect empty units before tenants move in, to ensure that there are no bed bugs

## New Business

- New special assessment
  - Roof work
    - Partially replaced years back, but fair amount that still needs to be replaced
    - Shingle parts are found in the gutters
    - Need an estimate on the roof
  - Sewer line
    - No issues this year with the main line
    - Brian prefers to do one unit, to allow us to:
      - See how much it'll cost for the repair and the flooring, etc.
      - See how long it takes, how long the line is inactive
    - Last bid was \$4,500 per unit, assuming things go well
    - It's a matter of time before there's another failure
    - Has impact on resale value of all units since sewer problems have been documented

- Gerry suggests doing the repairs as the units become vacant
      - However, we have to start in #17, since it's the beginning of the line
    - Contractor hopes it's a couple day job
    - Gerry agrees that this needs to be done
  - Remaining doors
    - Door in the 22 pod needs to be replaced
    - Doors in the 20/21 pod in courtyard need to be replaced
    - Charlie suggests assessing for three doors, to cover the above
    - Gerry agrees that this needs to be done
    - Brian suggests doing 2-3 per year
  - Parking lot
    - We've had water issues throughout the year
    - Lower garden-level units had water in them - Charlie's, #3, #1 at least
    - Fixed the sump pump - should take care of #1 and Gerry's unit
    - Brian and Charlie are calling around to get estimates
  - Fence/wall on west side of parking lot
    - Brian noticed police activity in adjacent complex
    - Gerry concerned with the city/fire department approving it
    - If it's not approved, then maybe get the other complex to split the cost
  - Board will meet again to discuss estimates and decide on the final assessment number
- Reserve study
  - Determines financial health of the complex far into the future

## Dues Increase (back on the table from earlier)

- Insurance for the building went up by \$2,000 per year
- Increase in management fees agreed by \$150 per month
- Brian motions to increase by \$10, Charlie seconds, everyone agrees
- Margie will update the budget
- Brian will send the letter notifying the owners of the increase

## Board Member Elections

- Charlie's position (Vice President) has two more years
- Brian's position (Managing Agent) has one more year
- Gerry's position (President) is up for election
- Position responsibilities
  - Attend board meetings quarterly
  - Discuss issues that arise
- Gerry nominates Vickie, she declines after discussion
- Brian nominates Gerry to serve another term as President, we vote, everyone is in favor - Gerry is president for another term

## Adjournment

Brian motions to adjourn at 11:45 AM. Gerry seconds. Everyone agrees.