

# Fountain Condominium HOA

## Minutes of Annual Meeting

### October 27, 2018

#### Call to order

Meeting called to order at 10:15 AM

#### Attendees

Charlie Cerda  
Brian Ulmer  
Tracy Ulmer  
Vickie Allmer  
Margie Albert

#### Quorum reached

Quorum established – 4 units represented

#### Proof of Notice

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

#### Budget review

- Budget includes \$5 increase in dues
- Decrease in maintenance & repairs this year, as compared to last year – last year we did roof & 3 sets of doors
- Think we have about \$7,500 extra in the account
- Two units are behind on their dues

#### HOA dues increase

- Increase by a larger amount per month (\$10) vs. special assessment
- Brian – proposes a \$10 increase in dues, starting 1/1/19
  - o Charlie seconds, all in favor

#### HOA Line of Credit

- Tracy – proposes getting a line of credit against unit 17 for upcoming repairs
  - o Brian says to investigate the line of credit – how much will they give us, what would it cost per month – Tracy will do this

#### Rent in #17

- Currently rented at \$1000 per month until 4/1/19)
  - o Plan to raise to \$1050 when their lease expires (as long as the market doesn't change significantly)

#### Old Business

##### Repairs & changes this year

- Roof
- New doors
- Switched trash companies
- Paid off the loan for unit 17
- Put out trash cans for cigarette butts & sunflower seeds

## New Business

### Security camera in back

- Installed on 10/23/18
- Charlie caught someone dumping their trash in our dumpsters – turned them into the police!
- Will try to reduce these occurrences as much as we can
- Charlie – will ask the trash company for a sign for the trash can that says the area is under surveillance and there is a fine for dumping
- \$3 per month to store the videos, after our current 30-day free trial

## Carports

- Vicki – asked about putting carports up to protect the vehicles
  - o Brian – says we could discuss with the city and look into it (low priority)

## HOA Insurance

### *Insurance deductible changes & what it means for the owners*

- o HOA insurance deductible for wind & hail claims is changing to 5% of building coverage (~\$150,000).
- o If we have to make a claim, then the HOA will special assess the owners to cover the deductible.
- o Each owner needs \$10,000 of loss assessment coverage to cover the deductible, in case we need to special assess

### *New insurance quotes*

- o American Family (current) - \$13,170 per year
- o Traveler's - \$11,385 per year
- o Tracy – motions to switch insurance companies, Charlie seconds, all in favor
- o Margie – suggests making sure it includes officer's coverage – Tracy will double check

## Boiler Inspections

- Does our boiler get inspected every year, as part of the state program?
  - o Instead of going with the state, we'll have our own guys inspect it periodically

## Unit 2 proposed stair lift & ramp

- Still investigating where the wheelchair would go
- Installation of the ramp and chair lift depends on feasibility of storing the wheelchair

## Upcoming repairs & expenses

### *Roof – insurance claim*

- o Had a roof claim due to hail damage
- o Roof replacement is complete as of mid-October
- o Working on the gutters now, still have to do windows
- o Insurance claim estimated ~\$98,000
- o Plywood underlayment was in really bad shape – had to replace it, which insurance does not cover
  - Extra \$9,500 for plywood underlayment
  - Extra \$10,000 on Marco's bill – hoping insurance will cover it, don't know yet
  - Account has around \$7,500 extra in it
  - Estimated worst-case special assessment if insurance doesn't cover everything - \$444 on average (3-bedrooms would pay more than 2-bedrooms)

- If we only have to pay the \$9,500, minus the \$7,500 – each unit would pay around \$74

#### *Doors*

- Any more doors need to be replaced? Estimate \$2500 per set.
  - Brian and Charlie are working on fixing the two that need it now

#### *Parking lot repairs*

- Back burner until we have more money

#### *Sewer line*

- Unit 3 is next – do we have budget to do it this year? Estimated about \$15,000 per unit (maybe more for a 3-bedroom).
  - Highest priority – working toward this with the insurance savings, dues increase, line of credit

#### *Boiler room*

- On the back burner to fix the concrete crumbling issue

#### *Boiler exhaust*

- Boiler exhaust – sticks up 12' above the roof, so can't fix it without having a way to get up there
- One side of it is rotted off, water gets down in there, and rusts out the ductwork in the boiler room
- Brian – will investigate renting a man lift to fix it

## Elections

### Board of Directors

- Brian's position (President) is up for election
  - Tracy motions for Brian to be president again, Charlie seconds, all in favor
- Tracy's board position has one more year
- Charlie's position (Vice President) has two more years

### Officers

- Tracy is the Secretary
- Margie is the Treasurer
- Brian is the Managing Agent

## Adjournment

- Meeting adjourned at 11:17 AM

**Fountain Condominium Homeowners Association**  
**Profit & Loss Budget Overview**  
**October 2018 through September 2019**

	Oct - Dec 18	Jan - Mar 19	Apr - Jun 19	Jul - Sep 19	TOTAL Oct '18 - Sep 19
<b>Income</b>					
Association Dues	23,508.00	23,913.00	23,913.00	23,913.00	95,247.00
Capital Credit Refunds	0.00	0.00	0.00	43.42	43.42
Great Western Rent/Royalty Inc		0.00	0.00	0.00	0.00
Interest Income	0.16	0.48	0.48	0.48	1.60
Miscellaneous Income		0.00	0.00	0.00	0.00
Rent - #17	3,000.00	3,000.00	3,000.00	3,000.00	12,000.00
Special Assessment	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	<b>26,508.16</b>	<b>26,913.48</b>	<b>26,913.48</b>	<b>26,956.90</b>	<b>107,292.02</b>
<b>Gross Profit</b>	<b>26,508.16</b>	<b>26,913.48</b>	<b>26,913.48</b>	<b>26,956.90</b>	<b>107,292.02</b>
<b>Expense</b>					
Accounting fees	600.00	600.00	1,100.00	600.00	2,900.00
Equipment & major repairs Roof Replacement		0.00	0.00	0.00	0.00
Equipment & major repairs - Other	3,810.00	3,000.00	3,000.00	3,000.00	12,810.00
<b>Total Equipment &amp; major repairs</b>	<b>3,810.00</b>	<b>3,000.00</b>	<b>3,000.00</b>	<b>3,000.00</b>	<b>12,810.00</b>
Exterminating fees	300.00	300.00	300.00	300.00	1,200.00
Filing fees	0.00	0.00	0.00	60.00	60.00
Insurance	3,346.50	3,346.50	3,346.50	3,697.50	13,737.00
Interest- First National Bank	0.00	0.00	0.00	0.00	0.00
Legal fees	105.00	105.00	105.00	105.00	420.00
Maintenance & repairs	3,000.00	3,000.00	3,000.00	2,966.94	11,966.94
Manager's fees	3,000.00	3,000.00	3,000.00	3,000.00	12,000.00
Materials & supplies	450.00	143.38	463.49	366.60	1,423.47
Miscellaneous	75.00	30.00	30.00	30.00	165.00
Plumbing	750.00	750.00	750.00	750.00	3,000.00
PO Box Service Fee	0.00	70.00	0.00	0.00	70.00
Postage	49.00	0.00	0.00	50.00	99.00
Taxes - property #17	0.00	0.00	550.00	0.00	550.00
Telephone	150.00	150.00	150.00	150.00	600.00
Uncategorized Expenses	0.00				0.00
Utilities - Gas and electric	2,670.00	3,542.74	3,376.03	1,214.23	10,803.00
Utilities - Trash removal	885.00	900.00	900.00	900.00	3,585.00
Utilities - Water & Sewer	7,275.00	7,631.29	9,678.13	7,303.19	31,887.61
Website		0.00	0.00	15.00	15.00
<b>Total Expense</b>	<b>26,465.50</b>	<b>26,568.91</b>	<b>29,749.15</b>	<b>24,508.46</b>	<b>107,292.02</b>
<b>Net Income</b>	<b>42.66</b>	<b>344.57</b>	<b>-2,835.67</b>	<b>2,448.44</b>	<b>0.00</b>