

Fountain Condominium HOA
Annual Meeting Minutes
November 2nd, 2024

- Call meeting to order – 9:43 AM
- Attendance
 - Quorum – Vickie, Charlie, Brian, Tracy
 - Proxies – Emelyn in Unit 19 grants proxy to Charlie
 - Proof of notice delivered to owners – Vickie & Charlie confirm notice received
- Treasurer's Report
 - Review budget
 - Bank account shows saving money every month
 - Tracy motions to approve the budget; Charlie seconds; budget approved
 - Who is behind on their dues? – no one is behind
 - HOA dues increase
 - Budget includes \$10 dues increase – approved
- Old Business
 - Had Primo Plumbing treat both hot water heaters for mineral deposits
 - Homeless people are sleeping in entryways. – this seems to be resolved after working with police, we will see how this winter goes.
 - Changed 00 parking spot on South side of building to visitor spot
 - Poured concrete pan on west driveway north of power pole to drain water to street
- Ongoing Business
 - Increase Charlie's pay by 10%
 - Tracy motions to allow this; Brian seconds; motion approved
 - Management fee goes from \$550 to \$605 per month
 - Check whether they reattached gutters on north west corner – looks good for now
 - Upcoming repairs & expenses
 - High priority
 - Replace asphalt on west driveway adjacent to new concrete pan
 - Replace broken sidewalk that sump pump line comes through on North side through 50/50 program
 - Estimate from city is \$460 + cost of Chase Drain
 - Low Priority
 - Repair interior concrete in boiler room
 - Entryway doors
 - 12 entryway doors replaced
 - 2 entryway doors remaining to replace
 - \$3393/per entryway (2022 price) for a remaining amount of \$6786
 - Carpet in entryways
 - 6 entryway carpets replaced
 - 8 entryway carpets remaining
 - \$750 Avg cost/entryway for a remaining amount of \$6,000
 - We should look into a hard flooring option due to wear on recently replaced carpet
- Elections
 - Board of Directors
 - Brian's position (President) is up for election (2024)

- Tracy motions to re-elect Brian for president; Charlie seconds; motion approved
 - Tracy's board position (Secretary) has one more year (2025)
 - Charlie's position (Vice President) has two more years (2026)
- Officers
 - Tracy is the Secretary
 - Margie is the Treasurer
 - Brian is the Managing Agent
- Meeting adjourned at 10:12 AM