

Fountain Condominium HOA

Annual Meeting Agenda

November 3rd, 2023

- Call meeting to order – 5:48 PM
- Attendance
 - Quorum – yes – Vicki (unit 18), Charlie (unit 27), Lorena (unit 27), Brian, Tracy
 - Proxies – yes, from Emelyn Sayre – Unit 19
 - Proof of notice delivered to owners – yes, owners confirmed
- Treasurer's Report
 - Review budget
 - Utilities may be under-budgeted
 - Includes \$10 increase per unit
 - Insurance – don't know the new premium, but another risk in addition to utilities
 - Equipment & major repairs lower this coming year, due to new water heater & boiler pump last year
 - Who is behind on their dues?
 - Unit 14 – will review statements with Brian
 - Unit 18 – Brian has given him the statement, and is in touch
 - HOA dues increase
 - Budget includes \$10 dues increase
 - Brian motions for the increase; Charlie seconds; all in favor
 - Dues increase by \$10 will begin 1/1/24
- Old Business
 - Exterior Boiler room ceiling repair completed
 - Gutter drains extended into sump pump vault
 - Replaced hot water heater
 - Replaced boiler circulating pump
 - Sewer line inspected for unit 29 and did not need replaced
 - Overlayed asphalt on west driveway south of the power pole to fix drainage issue
 - Fixed asphalt near gutter on northeast side of building
 - Fixed asphalt under gutter leak on south middle side of building
 - Gutter repairs to fix leak on middle south side and reattach gutters on northwest corner
 - Soffit repairs to prevent insect nests
- Ongoing Business
 - Homeless people are sleeping in entryways. May have to install locks on doors to prevent.
 - Getting bids for installing locks on the exterior doors
 - Will monitor and see if we need to follow through with this
 - Change 00 parking spot on South side of building to visitor spot
 - Can still park there, but it'll count against the two vehicles that are allowed to be in the parking lot
 - Scooters not allowed in the lot either – will have to park those on the street as well
 - Need to clean the bike rack out and toys not allowed to be stored in the courtyard or hallways – send a letter about this
 - Upcoming repairs & expenses
 - High priority
 - Repair interior concrete in boiler room
 - Brian will get bids from a mason to get this fixed

- Pour concrete pan on west driveway north of power pole to drain water to street – \$7,960 (Good Day Concrete). Have money in bank account but may have to do Special Assessment if bank account does not grow as predicted.
 - Low Priority
 - 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
 - Higher priority entryway floors
 - 18,19,20,21
 - 14,15,16,17
 - Brian and Tracy will look at tinting the entryways that get hotter because of the sun, to try to keep the heat and odors down
- Elections
 - Board of Directors
 - Brian's position (President) has one more year (2024)
 - Tracy's board position (Secretary) has two more years (2025)
 - Charlie's position (Vice President) is up for election (2023)
 - Brian nominates Charlie for re-election
 - Tracy seconds
 - All in favor – Charlie is re-elected as Vice President
 - Officers
 - Tracy is the Secretary
 - Margie is the Treasurer
 - Brian is the Managing Agent
- Meeting adjourned at 6:27 PM