



FOUNTAIN HILL CONDOMINIUM ASSOCIATION, INC. | 2026 ANNUAL MEETING

ANNUAL MEETING

Agenda

Thursday, September 17, 2026 | 7:00 p.m. | Zoom: <https://yale.zoom.us/my/rohen>

TIME	ITEM
7:00	Welcome and call to order
7:01	Old business and approval of prior meeting minutes
7:02	Capital Plan debrief: roof project
7:15	Owner participation and comment on old business
7:16	NEW BUSINESS
	Treasurer's report — Approve the 2026–2027 budget.
	Governing documents — Review Amended and Restated Declaration, Bylaws and Schedule C updates; schedule owner vote.
	EV Charging Station Policy — Proposed Schedule C-4. Review Connecticut requirements and FHCA application procedure; receive owner comments; authorize Executive Board action after the statutory notice period; approve the application/owner agreement for use upon policy adoption.
	Election of Directors / organization of the Executive Board — Unit Owners elect Directors; Board elects officers at organizational meeting within 10 days.
	Capital projects — Discuss Siding Phase 1 or Painting Phases 3 and 4; approve updated Capital Plan; consider timeline, color options, and siding options.
7:46	Owner participation and comment on new business
7:50	Announcements
7:59	Adjournment

Timing note: CGS §47-261b requires at least 10 days' notice before the Executive Board adopts, amends, or repeals a rule. If that period has not expired by September 17, this item is for review and owner comment; formal Board action follows after the notice period.

Recommended motions follow on pages 2-3 for chair review.



Recommended Motions

September 17, 2026 | Suggested wording for chair review. Record the exact motion actually made and any amendments.

M1 Prior Meeting Minutes

I move to approve the minutes of the prior meeting identified by the chair, as circulated and with any corrections adopted at this meeting.

Identify the meeting date and final corrections before opening this vote.

M2 FY 2026–2027 Budget

I move to ratify the proposed FY 2026–2027 budget for November 1, 2026 through October 31, 2027, as distributed for this meeting, with total monthly common charges remaining \$675 per unit, inclusive of the existing assessment payment.

Identify the final budget version. The chair determines the result under the applicable budget-ratification and rejection rules.

M3 Governing Document Review and Later Vote

I move to receive the proposed Amended and Restated Declaration, Bylaws, and Schedule C updates for owner review and direct the Executive Board to arrange a separately noticed owner vote after required review and notice. This motion does not adopt the proposed restatement.

Matches the current agenda's review-and-schedule item.

M4 EV Charging Policy and Application

I move to receive owner comments on the proposed EV Charging Station Policy and Application Addendum and recommend that the Executive Board consider adoption of the policy and accompanying application and owner agreement after the required rulemaking notice and comment process.

This is an owner recommendation. The Executive Board separately takes any required rule-adoption action.



Recommended Motions

September 17, 2026 | Suggested wording for chair review. Record the exact motion actually made and any amendments.

Election procedure Director Election

The unit owners elect Directors from the final slate announced by the chair, for the number of seats and terms stated before balloting. The Executive Board then elects its officers separately.

Finalize candidate names, seat count, terms, nominations, and the applicable election method before opening. This is an election ballot, not a yes/no motion.

M6 Capital Improvement Plan

I move to approve the Capital Improvement Plan 2026–2044 distributed for this meeting as the Association's planning framework. This approval does not independently authorize a special assessment or an expenditure beyond previously approved funding; any additional authorization must be separately presented with the required notice.

Identify the distributed Capital Plan version and any amendments before voting.

M7 Exterior Project Planning

I move to direct the Executive Board to obtain and present comparable, itemized proposals for Siding Phase 1 and Painting Phases 3 and 4, including scope, timing, color and material options, and a funding proposal, for any further owner authorization required before commitment.

Use this planning motion if final costs and funding are not ready; it does not authorize a construction contract or special assessment.