

Fountain Hill Homeowners Association

Meeting Minutes

October 26, 2023

7:00pm

Zoom

MEETING CALLED BY	Fountain Hill Condo Association Board
TYPE OF MEETING	Annual Meeting
FACILITATOR	Bill Collins
NOTE TAKER	Victor Bolden
TIMEKEEPER	
ATTENDEES	Bill Collins, Victor Bolden, Jon Persson, Larry Heiman, Dominic and Alicia Dawson, James Capuras, Karin Finberg, Jazzminda Acevedo, and Joseph Stinson

I. Call to Order

- The meeting was called to order at 7:00 p.m.

II. Old Business:

A. Annual Reminders

- Late HOA fees
- Parking (All vehicles inside from Nov 1 – Apr 30)

B. Current contact info for all residents

- Most up to date phone/emails – please send any changes to [fhcboard@gmail.com](mailto:fhcaboard@gmail.com)

III. Member participation in Old Business

No discussion other than what was referenced above on these items.

IV. New Business

A. Progress of immediate and long-term maintenance/repairs

(Driveway done, sign done, gutters done, landscaping is done)

(Exterior boards are not done, the roof is not done; need a coat of paint on the exterior). No capacity to do major projects until 2031.

- Window replacement homeowner responsibility.
- -Jon Persson gave us his report; reported us taking just enough money to pay our bills; experienced some inflation, due to increases in trash removal costs, and insurance costs
- -Wrap up on the work for the curbs to complete the paving project; new sign went in; the stairs
- -Net cash flow:\$1200; \$1400 of our income was for individuals for prepayments for November and December 2023 rents
- -the loan repayment is actually higher than what we are paying so the additional has been coming from reserves.
- -Recommends increasing the special assessment to; bring everything up to \$600 per month, rather than the current \$550. This will cover the current deficit.

- -Need some capital reserve fund; we need to take 10% of the common charges and put it into a reserve fund.
- this budget assumes 4% budget increase
- Projected planning for long-term projects
- Karin mentioned the need for gutter cleaning, and possibly vent cleaning
- The issue of high water bills, and possible running water was raised; Alicia Dawson suggested that each condo owner take a Toilet Dye Test, LINK BELOW
 - **Easy Toilet Dye Test in Under 20 Minutes**
 - <https://heilplumbingdmv.com/blog/toilet/toilet-dye-test>

B. Current monthly budget and projected budget

- Breakdown of monthly expenses
- Income: \$115,200; Expenses
- Motion to discuss the budget proposal (Larry)

Seconded to

-There was discussion as to whether expenses could be saved by sending out new proposals. It was noted that many vendors were relatively new because we do this.

- The Budget was unanimously approved.
- As a result of the new budget, the **HOA fee will increase as of January 1, 2024, to \$600**
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- 2023-2024 Association Common Fees needed to meet operating expenses.
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C. Current outstanding items

- renewing of snow removal contract for 2023-2024

D. Election of Officers for 2023-2024

- Need a treasurer (Jon Persson was thanked for his service throughout this year)
- Nominations for Treasurer: Jon will stay on for a few months
- Voting for Treasurer, Secretary, and President, opened and voted upon
- **Election of officers**
 1. No one came forward to be nominated as Treasurer. **WE MUST HAVE A MINIMUM OF THREE OFFICERS INCLUDING A TREASURER TO REMAIN INCORPORATED. SUGGEST HOMEOWNER WHO HASN'T SERVED ON THE BOARD BEFORE.**
 - the issue **MUST BE RESOLVED BY THE END OF DECEMBER.**
 2. President
 - a motion was made for Bill Collins to stay on as President
 - he has agreed, and the motion was approved
 - Bill Collins will be the President of the FHCA for 2024
 3. Secretary
 - Victor Bolden has agreed to stay on as Secretary
 - no other nominations were made.
 - a motion was made, and approved
 - Victor Bolden will be he Secretary of the FHCA for 2024

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V. Member participation on New Business

No new issues were raised, other than what had already been discussed above.

VI. Good of the Order

No new issues were raised, other than what had already been discussed above.\

Bill Collins was thanked for his leadership in addressing a number of the projects completed, such as the driveway, the new sign, and the landscaping.

VII. Call to adjourn

Larry Heiman moved to adjourn

Jon Persson seconded the motion

The meeting was adjourned at approximately 7:45.p.m.

Minutes prepared by Victor A. Bolden, Secretary