

Minutes for Fountain Hill Condo Association

Special Meeting

July 7, 2022 (by Zoom)

Attendees: Bill Collins, President, Karin Finberg, Treasurer, Victor Bolden, Secretary, Kalee Sprague, Ruben Pelayo, Jon Persson, and Derek Daigle.

The meeting was called to order at 7:32 by President Bill Collins.

There was no old business.

New business:

(a) Capital Projects

Bill discussed the ongoing work on retaining wall. He then discussed the plans with respect to the replacement of the driveway.

(b) Assessment information

Bill also outlined the costs and plans to pay for these capital projects. The costs for the retaining wall are being paid out of the Association's reserves temporarily. The costs for the walls and driveway will require a one-time special assessment of each unit owner of \$6,250 each. This payment would be due by **August 5, 2022**.

Owners will need to vote using the ballot already sent to them by July 15, 2022. We will need 51% of the owners, or at least 9, to move forward with the driveway project.

Karin noted that the driveway work is essential, as it is noted as needed by the Association's insurance company.

Future repairs and maintenance

Bill also noted that there may be a roof replacement proposal in future years. Roof repairs are the responsibility of the association, but the roof(s) have reached the end-of-life stage as all the roofs were put down on top of the old roof in 2001. We are in the process of evaluating the cost of repairs vs/replacement. Some of the seemingly roof-related leak issues may be caused by old windows which are the responsibility of the individual owners and not the Association. In any event, that larger issue will be dealt with in future years. We will keep you posted.

Bill also noted issues related to a tenant with respect to pet care, and the impact on the lawn. The Board has received numerous complaints regarding this unit. It was suggested that the Association's power to fine should be exercised, as per the bylaws. The issue is being addressed

with the unit owner, not the tenant. Unfortunately, we may need to levy fines if the issues are not addressed quickly. This would be consistent with past practice dating back more than 20 years.

Questions and Feedback

Jon Persson asked about future efforts to build financial reserves. Ruben suggested an association website to keep everyone informed. (Great idea! This is in the works). Karin then updated the Association on various financial matters.

There was more discussion of interest in using fines and other means to ensure compliance of Association by-laws.

The meeting adjourned at 8:07.