

THE HELM AT FOUNTAINHEAD  
Homeowners  
Association  
Minutes of our Annual  
Meeting, January 24, 2013

Those in attendance: Donna and Dale Williams, Margaret Newman, Geneva Matthews and her daughter, Debbie Schultz, Shari Aggson, and Debi and Dave Caldwell and Lesly Adams (the last three from Heritage Property and HOA Management) and Pat Preuss

The meeting was brought to order by our President, Shari, at 1:10 pm at her home. Each owner was sent an agenda for the meeting and we pretty well followed. Attached to The agenda was also the minutes of the 1-16-12 meeting. Those minutes were individually read with no additions or corrections and approved.

The current Board of Directors was introduced:  
Shari Aggson – President, Pat Preuss –Secretary, Betty Benson- Secretary

The 2013 Budget was also sent to each owner so each had studied it and there was no discussion. Dave assured us that our operating expenses were good, however he did think we should have backup money in case of an emergency that our HOA would be bound to cover. Apparently Heritage was unaware of two Certificates of Deposit which we have. Pat said that she has the account numbers in a Fountainhead Record book, but it was left behind in her home. Shari remembered the Bank of the West as the bank of record for these deposits. Pat told Dave that if there is any paper work that goes with these accounts, Betty would more than likely have them.

Dave also advised us that there is a new law that a HOA Management Company needs the records of the several previous years. Heritage prefers seven.

Nominations and elections of the 3024 Board:

Shari and Pat both volunteered to continue in their roles of President and Secretary, but pointed out that they would gladly step aside if anyone wanted, or would agree, to replace them. There were no offers.

Betty was absent from the meeting due to a prior commitment, but she verbally had told Pat that she did not want to continue in her office as Treasurer. Also Margaret Neuman was named by Betty as her proxy, and she had told Margaret the same thing. Laura Miller had previously spoken to Donna Williams and said that she would assume an office if we need her. Since Betty does not want to continue as Treasurer, Donna moved that we elect Laura to take her place. Shari seconded the motion. It was approved by the attending members.

Old and new Business was combined and generally involved the landscaping, and what Travis

has contracted to do. Snow removal is an issue, as is the case of the bushes. It was finally established that we each need to talk with Travis with our individual needs and concerns. We are all concerned about the cat tails and the elm trees surrounding the pond, but hopefully those will be taken care of in the spring by Travis.

Dave and Travis have inspected the pond, and feel that they know how the procedure of how the water works. Pat said that Betty also has offered her advice and expertise if and when she is needed.

It has also been noted that the rent for the empty unit between Shari and Margaret is being paid and there has been cleaning crews there, so perhaps it will be filled soon. With no further concerns or topics to discuss, the meeting was adjourned at 1:50 pm

Respectfully submitted,

Patricia Preuss, Secretary