

VILLAGE OF FOUNTAINVIEW MONTHLY COUNCIL MEETING AT
THE NEWARK SENIOR CENTER AND VIA ZOOM
MARCH 13, 2024

President Carrie Bolin called the meeting to order at 6:31 pm.

ROLL CALL: Linda Malm, Kelley Piel, Carrie Bolin, Paula Kelly, Bill Anderson, Mary Ellen Fish (via phone), and Lisa Bolen (FSR); audience: 25 Zoom: 15

ANNOUNCEMENTS:

MEETING WITH SERVPRO

There was a meeting this morning with ServPro at Bldg. 3000. Carrie said ServPro still anticipates residents moving back in September; they will give 90 days notice if the move-in date changes. Carrie discussed with Erik that one of the biggest problems with ServPro is communication. Residents are not only displaced, out of insurance and money, but are frustrated that ServPro does not return their calls or emails. Erik agreed that if you call or email him, he will return the communication within 48 hours. The second biggest concern is security. Carrie said that last Thursday evening, the sliders on the first floor of 3000 were left open with no one on site at 5:30 pm. Carrie told Erik that this is totally unacceptable. Carrie spoke to Jerry that same evening. While he blamed the drywallers for not locking up, Carrie told him that we did not hire the drywallers but ServPro, and they should have locked the doors. They have made a plan to walk the building every evening. Erik is going to have another meeting like today in 60 days. Later in the day, Erik texted Carrie. He brought up that the ServPro workers have been disrespected by residents, and that will not be tolerated.

Carrie also asked if ServPro could clean all the vents in 3000 without charge, and Erik agreed. The units (18) that are gutted and need new fans will be covered by Travelers because it is a code update. Carrie also asked about the mice infestation. While Erik said it was under control, ServPro will not be replacing anyone's contents. That will have to go through one's homeowners insurance. The building is a construction zone, and every construction zone has rodents.

Carrie wants everyone to understand that the tear out went much quicker as there were a hundred workers there to make sure the water was removed. So it seemed like it went faster than the rebuild, but Erik assured Carrie that the rebuild is on schedule.

DRYER VENTS

Carrie said she still does not have a clear answer about the situation. Kathleen Phillips (Bldg. 1000) reached out to nine dryer vent companies. Two declined saying the job was too big. One (Prism) provided a quote while none of the others responded. Kathleen said that the one quote said we did not need to replace the vents. Carrie was confused as Falcon said we need more work than Prism is saying. Carrie is suggesting that at this time, every dryer vent in the complex should be cleaned from the outside in and the inside out. Yuval said that would make sense if that would do away with the replacement issue. Carrie said we should get them cleaned and then assess what is the best way forward.

Kathleen suggested that Bill Anderson, Prism, and Falcon do a conference call to clarify discrepancies. Yuval said that by cleaning the vents once a year as a collective, we bill everyone. Then we can negotiate a good deal and tell them how to do it. Lisa said Falcon is clear that they are only worried

about the ones they can see that are not code. Carrie is in agreement with getting them cleaned, but is not committing to anything beyond that until the issue has been researched further. Kathleen said they can push for more estimates; Carrie wants three. Lisa said to get references too.

TREASURER'S REPORT

Kelly Piel read the Treasurer's Report for January 2024.

Lisa said she pulled the delinquency notices as of today's date (3-13-24). The 60-day delinquent total from January to today is \$10,700. Yuval questioned if most of this was from those in 3000, and Lisa said no. As it is against policy for Lisa to contact them, the delinquent accounts will have to go to collections. Carrie said that in 90 days, these will go out to the attorney who will take care of them.

MOTION: Linda Malm made the motion to accept the Treasurer's Report. Mary Ellen Fish seconded it. All approved. The motion passed.

The Treasurer's Report will be posted on the bulletin boards and on the website.

Lisa added that the auditor has begun collecting all the financials for this year, but will not look at them until May. An audit will probably be done in June.

NEW BUSINESS

POOL CONTRACT: Bill Anderson said the pool committee received three pool bids. One was from AMS who was our contractor a few years ago, and we fired them. They took us to court, and they won. We had to pay them \$5000 so we eliminated them. Two more bids were received from Aqua Pools and American Pools. Everyone voted for American Pools.

AMERICAN POOLS CONTRACT DETAILS

- The pool will be open from May 25th – Sept 2nd.
- Cost: \$12,900.
- Maintenance: three times per week
- Additional calls: \$195.00 /hour
- Not all chemicals are included in the base cost.
- Includes winterizing

Kathleen asked why the chemicals were not included. Bill said many companies are billing separately as costs have gone up. Lisa added that chlorine which is used weekly is included. Stabilizers which are used as an as need basis is additional. American beat Aqua's bid by \$1100. Aqua also had two separate bills – maintenance and chemicals.

Carrie asked about what happened to the extended pool season that has operated in the past.

MOTION: Kelley Piel made the motion to accept the pool contract with American Pools. Linda Malm seconded it. All were in favor. The motion passed.

In the past, the pool opened on May 15th and closed on Sept. 15th. Lisa will ask how much more it would cost to extend the pool season.

COUNCIL OPEN FORUM

SOCIAL COMMITTEE: Linda Malm thanked those who came to Bingo on Sunday. Over 30 people attended. Linda also reminded everyone that as the weather gets warmer, residents can gather at the picnic tables on Tuesdays at 10 AM to socialize.

TREASURER'S POSITION: Carrie said that as of tonight Kelley Piel will be resigning as Treasurer. If anyone has the credentials to assume this position, please let Carrie know.

MISCELLANEOUS: Bill Anderson does as much as he can around the complex to save VOF money. In the past month, he received a call about Bldg. 3000 to say the elevators weren't working. Bill resolved the issue. Residents have called about a possible water leak on the fourth floor in Bldg. 1000. Bill looked in the attic. There was an old water stain, but it was not wet. There are no utility pipes in the area so he is unsure of how it got there, but he will continue to monitor it. Bill got another call about a noise in the sprinkler room in Bldg. 1000. If there are any issues in there, it is monitored and goes through a central agency. It would send an alarm and then either Lisa or Bill will be called. Bill did check out the sprinkler room, and there were no issues. What the person probably heard was the air compressor running. While that is rare, it is heard frequently in Bldg. 2000.

LANDSCAPING: Bill said we need a bid on a tree removal on the east side of Bldg. 2000. The small balls from the tree are a tripping hazard and are getting into the sewer system.

MULCHING: Bill said that when the landscaper comes to put out the mulch, they need not put any mulch around the air conditioning units near the condos and TH/V. Over the years, the mulch alters the water flow and creates a gully between the back of the air conditioners and the side of the buildings which is not good. There should be 1 - 2 inches without anything there to allow for necessary air flow otherwise the bottom of the unit will rot out.

PACKAGE DELIVERY: Bill wanted to thank the people of Bldgs. 1000 and 2000 who are delivering packages to the other residents. That minimizes egress problems.

SALE OF FOUNTAINVIEW PROPERTIES: Mel Wenneman of 17 Fountainview Drive has had her home on the market for over a month with over 30 showings. The feedback is they love the house, but cannot tolerate the HOA fees; they are too high. Now there are three owners on the street that have put their homes on the market because of the HOA fees. Our street pays double what the three bedroom condos pay, Mel said. It is unsustainable, and she cannot afford to pay \$10,000 a year, \$850 a month. Mel said she cannot do this, and neither can the people on her street. Others on the street are planning on putting their houses on the market. It is going to plummet the prices of Fountainview homes. Something has to be done. Mel said she cannot sell her house. One of the other homes had a contract, but the buyers backed out. Mel also had a contract on her house before it was shown. When the buyer saw the HOA fees and thought about it, she backed out. Mel had three or four other people who wanted to buy the house until they saw the HOA fees, thought about it, and backed out. They also have no idea what will happen next year – will the fees go down or go up or stay the same. If it stays the same, no one can afford that.

Kelley Piel added that she is selling her home too.

Mel said her Realtor recommended that there be something in writing that the condo fees will go down next year. Carrie replied that this cannot be done as no one can predict what will happen next year yet Mel insisted otherwise. Jim Millin (TH) said what should have been done was to put the charges not as part of the fees but as an assessment. Also when buyers see we are in litigation, they walk away.

Carrie asked what was the difference between an assessment to be paid in three months versus a 12-month assessment. With the latter, the insurance could not have been paid. Jim said the insurance was money borrowed and paid from the Reserves. Lisa added that we still are paying policies monthly. Mel

said the amount is frightening people away. Mel said she offered to pay 12 months of HOA fees, and they backed away because they were so high. Audrey Mann said that people will pay for an assessment, and Mel agreed. With an assessment, the owner pays and it has nothing to do with the buyers. Jim said he did this for 11 years, and every time we did an assessment all the units sold.

Pat McNelis said in Bldg. 3000, people do not have the money for their rent, their mortgage and questioned an assessment. How are they going to pay for it? Pat said their insurance is finished. In three months when their condo fees are due, let's see where it goes from there.

Jim said the money that paid the insurance bill - that \$400,000 – (was done) two ways. One there was \$100,000 that was extra that reduced the \$400,000; the rest came from the reserves. As the dues are paid every month, that is being paid back, Jim said. Lisa added that there are several policies not just one.

Carrie said that unfortunately, we were uninsurable. Carrie said it goes by proportional interests.

DRY WALL ISSUES IN BLDG. 3000: Jerry Clifton (Bldg. 1000) said in full disclosure he talked to Jessie. There are some issues with the dry wall in Bldg. 3000. It's got to be type 10 dry wall that is fire rated dry wall, and it's type five. ServPro has been notified, but has not responded. Carrie clarified that only the bottom two feet of dry wall was cut out on the first floor.

Jerry Clifton said Renee the Planning Director for the City will be calling him back about the dry wall in the ceiling but was unsure about whether it is in the hallways or the units. But it is half the thickness that is required.

DUES AND INSURANCE: Audrey Mann asked how much of the dues percentage wise goes to insurance. Lisa said she would have to look into that.

WATER BILL FOR BLDG. 3000: A resident on Zoom asked about the refund for the water bill in Bldg. 3000. Carrie said Council is still working on it. Lisa will be looking at the final water bills for each building.

COMMITTEES: Kathleen Phillips asked about committees. Carrie said that only Kathleen and one other person offered to volunteer. Bill Anderson said that four or five people come forward for the elevator painting project. Bill extended an invitation to Kathleen to meet with him and Lisa on Wednesday the 20th at 9:30 with the irrigation company. Bill had a few others contact him, but they cannot do physical labor.

CLEANING UP WOODED AREA: Bill said he also got the okay from the City to trim the brush, weeds and trees which impact on the parking lot at the north end. It will provide better lighting for safety and decrease fire hazards.

DRYER VENTS: Bill said the City does not mandate how often the dryer vents need to be cleaned. That information came from the Fire Marshall

PAST DUES: Carrie said that in 2019, TH/V were paying \$750/quarter. In 2020, the documents were read, but read incorrectly. The TH/V had a \$598 a quarter increase (to \$1348) between 2019 and 2020. The TH/V were underpaying. Carrie had a rental unit in 1000 for 12 years, and that fee was overpaid. We believe that builders did that back then, to make the fees look good. So prior to 2020, there were

people who were overpaying and those that were underpaying. When brought up to date, the fees almost doubled. And that is almost as big an increase as there is now.

ADJOURNMENT

MOTION: Kelley Piel made the motion to adjourn. Bill Anderson seconded it. All were in favor. The meeting adjourned at 7:18 pm.

Respectfully submitted

Paula F Kelly
Secretary