

**VILLAGE OF FOUNTINVIEW CONDOMINUM MONTHLY COUNCIL MEETING  
AT THE NEWARK SENIOR CENTER and VIA ZOOM  
September 10, 2025**

Council President Kathleen Phillips called the meeting to order at 6:31 PM.

**ROLL CALL:**

PRESENT: Linda Malm, Rebecca Hartman, Sandy Pick, Kathleen Phillips, Bill Scheper and Lisa Bolin (First Service Residential).

ABSENT: Aiwu Zhang

**Attendees:** Audience: 19 / Zoom: 21

**PREVIOUS MEETING MINUTES:** A motion to approve the previous meeting minutes was made by Rebecca Hartman and seconded by Bill Scheper. All agreed.

**TREASURER'S REPORT:** Cam Vu read the Treasurer's Report including account balances, receivables, and expenses. A motion to approve the Treasurer's Report was made by Sandy Pick and seconded by Linda Malm. All agreed.

**OLD BUSINESS**

**DRY PIPE REPLACEMENT PROJECT UPDATE**

- Kathleen Phillips discusses the dry pipe replacement project, noting the pipe project is set to start on Monday, September 15 in Building 2000 for four weeks.
- The project involves bringing pipes up from the ground floor to the fourth floor and into the attic.

**QUARTERLY HVAC MAINTENANCE COMPLETED.**

**BUILDING 2000 CONCRETE WORK AND LIGHTS**

- The issue with Building 2000 lights has been resolved, and timers have been changed for standard time from daylight savings time.

**ACCESS PANELS AND ELEVATOR CONTRACT**

- The access panels for the front doors in all three buildings are not working, and estimates are being sought for replacements.

**ELEVATORS**

- The elevator contract has been changed to a new elevator company, which uses cellular technology for elevator phones. This will increase the monthly cost of the elevator contract, which will be offset by the current Verizon land line costs which will go away.

## **CAMERAS**

- Cameras are being installed at the entrances and corners of Buildings 3000 and 2000.

## **WATER BILL ISSUE AND CITY HALL NEGOTIATIONS**

- Cam Vu had identified the City of Newark's failure to invoice us for Building 3000 water for 12 months. She brought the issue to the attention of FSR and Council. This highlighted breakdowns in the process surrounding checks and balances.
- When the City of Newark was advised of the issue, they discovered that they were not getting digital readings from the building 3000 meter for approximately 12 months. Upon inspection, the City discovered that the meter is broken and needs to be replaced.
- The 12-month water and sewage bill was \$22,000.
- Jerry Clifton played a pivotal role in getting the city to acknowledge their part in the breakdown of the process, resulting in the city agreeing to share part of the cost with us, reducing the bill from \$22,000 to \$15,000.
- The city has agreed to provide online access to the bills for full transparency..

## **SPECIAL ASSESSMENT AND BUDGET UPDATES**

- Kathleen discusses the special assessment for pipe work, with the full \$6,303 having been paid in full by only 18 units.
- Kathleen emphasizes the fact that the Council had decided on a three-year assessment period to ease the burden on the homeowners, but some homeowners are not paying their assessments in a timely manner.
- Kathleen emphasized the importance of timely payments to fund the project and replenish the reserve fund for any shortfalls between the project completion and the last assessment payment.
- Council is preparing for the next budget meeting with Lisa to discuss costs and decisions.

## **POOL CLOSING AND COMMUNITY EVENTS**

- The pool closes on September 21, and all personal chairs must be removed by September 20.
- The pool cover has been repaired, so a new pool cover was not needed this year.
- Margaret organized a successful flu and covid vaccinations event with 45 attendees.
- Upcoming community events include an ice cream social on September 20 and a dog Halloween costume parade on November 1.
- The holiday party is scheduled for December 7 at the Senior Center.

## **NEW BUSINESS**

### **SMOKING ISSUES AND HOMEOWNERS INSURANCE**

- Smoking issues are discussed, with a reminder to not throw cigarette butts on the ground.

## ***SPECIAL ASSESSMENT CLARIFICATION AND WORK ORDERS***

- Resident raises questions about the special assessment, which is clarified by Lisa Bolin.
- The council discusses the importance of understanding the difference between HOA and special assessment accounts.
- 3201 resident mentioned issues with screens and balcony doors, which are noted for follow-up.
- The council emphasizes the need for clear communication and proper documentation when submitting work orders.

## **COMMITTEE UPDATES**

- Sandy Pick reports that the Bylaws Committee had submitted the Bylaws document to the Council, and it is in the hands of the attorney now. The Bylaws Committee is on hiatus right now.
- Kathleen Phillips reports that the Communications Committee is also on hiatus because they are waiting for the welcome kit review by Kathleen.
- Sandy Pick reports on the Gardening Committee. A crepe myrtle was planted by the fire lane between 2000 and 1000. Thank you to Steve Kerr for the help in planting. A Girl Scout Troop would like to help with planting bulbs for next Spring flowering.
- Rebecca Hartman reports on the Maintenance and Planning Committee discussing the trees which need to be trimmed and a tree behind the townhouses that might be diseased. Becky advised that Serve Pro has one repair left, which is flooring. The committee is going to look at ways to improve the concrete sections which are raised. We have two quotes out to replace the section of stairs on the North and South end of 1000 and the North end of 3000.
- Linda Malm provides updates on the Social Committee who continues with coffee chats, happy hours, and plans for upcoming events like, Bingo, Ice Cream Social and a Dog Halloween costume parade.

## **AOB (ANY OTHER BUSINESS)**

### ***REMINDERS:***

- Reminders about homeowners' insurance requirements and the need for \$10,000 coverage for common area damage. Homeowners insurance is mandatory, and copies of policies WILL be required to be provided in 2026.
- Discussion on household waste management and the importance of proper disposal of items like paint and furniture. A regular reminder that contamination of recycling bins incurs a \$100 charge per bin.

- Deliveries should be picked up promptly to avoid clutter in foyers.

### **OWNERS OPEN FORUM**

- Kathleen discusses the importance of reporting issues to the 800 number and not directly to council members.
- Kathleen reminds residents to send in payments on time to avoid late fees and ensure timely processing.

### **ADJOURNMENT**

A motion to adjourn the meeting at 7:33 PM was made by Rebecca Hartman and seconded by Bill Scheper. All agreed.

Kathleen thanks everyone for their participation and adjourns the meeting.

Respectfully submitted,

Sandy Pick

Council Secretary

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### **Summary of Decisions Made at this Meeting**

No decisions or approvals were made during this meeting.