

VILLAGE OF FOUNTAINVIEW

MINUTES OF THE FOUNTAINVIEW GENERAL MEETING (ZOOM)

WEDNESDAY, MARCH 10, 2021, 6:30 PM

Attendees:

Karen Baker
Esther Boone
Mary Davis
Dennis Duckett

Patty Hagan
Paula Kelly
Cam Vu
Mel Wenneman

CALL TO ORDER:

President Patty Hagan called the meeting to order at 6 :30 pm and announced that Paula Kelly has joined the Council. Secretary Esther Boone read the minutes of the 2-24-21 meeting. Patty asked for corrections to the minutes as read. There being no corrections offered, a motion was made Karen and seconded by Mel to approve the minutes as read.

Treasurer Cam Vu gave her Treasurer's Report for January of 2021. The report will be placed on file with the Secretary and posted on the Fountainview website.

OLD BUSINESS:

Patty called for a report from Karen Baker on the flooring and painting projects for Building 2. Karen reported that the flooring was completed last week and she had received many compliments about it. Karen described the difficulties she encountered with getting the storage closets to be open and accessible to the workmen. There was apparently confusion between Samantha's date for accessibility and the workmen's. Some residents were absent and had not left a key with neighbors. One solution, which was to go around knocking on every unit door, could not work because some residents didn't answer the knock or they simply were not at home. The alternative of using the Directory for individual phone calls didn't work because some residents do not have phone numbers listed in the directory, and the Directory is not up-to-date. The result was that some units were unfinished when the workmen left. The flooring foreman said they would come back and finish all units, but they had made no list of which units were unfinished. This left Karen with the difficult job of identifying the unfinished units. These are just a few examples Karen gave of what she considers an on-going problem of communication in Fountainview. Knocking on doors, emails, and posting on bulletin boards, Karen explained, have their own built-in limitations, and she believes we must find a better way when we need to contact the general population at Fountainview. Karen finished her report by stating that the painting is scheduled to be completed this week.

Patty asked for questions and an attendee Linda Powers asked for the total cost. Karen stated that the total cost for the tiling was \$15,000 plus \$700 for the quarter-round that was installed, and the total for the painting was \$7,229 (slightly more or less).

Patty asked for a report from Dennis Duckett about the water bills. Dennis repeated his motion from our previous meeting, which had suggested that if any unit was vacant for more than a month, we would not bill the owners for water, and to make the new method effective January 1, 2021. In response to Dennis's motion, Jerry Clifton had suggested that we apply a minimum charge because of the underlying costs to Newark that remain in place. Dennis stated that Newark did apply a minimum charge of \$5.00 - \$6.00 each building, a kind of "Customer Service" charge. Patty had mentioned that in January there was a \$70 - \$73 charge per building, also called a kind of "Customer Service" charge, and she wasn't sure what it applied to. So, at our previous meeting, Dennis's motion was placed in reserve for further investigation.

Dennis said that the water department explained the increase of from \$5.00 - \$6.00 per building up to around \$70 as having been passed by the city of Newark to make up for some losses in income the city had experienced. The \$70 - \$73 covered only three weeks of January. The February bill was an increase from \$70 - \$73 to \$92, which would be more normal per building and although it seems steep, it is only about \$1.00 per person when averaged among all residents.

Dennis asked that his motion from our previous meeting, which established temporary changes in water billing during vacancies, be reconsidered. This change in billing would be temporary until the smart meters are completely installed. The time required cannot be known at this time.

Paula Kelly expressed concern that if an owner is trying to sell a vacant unit and prospective buyers test the toilet or faucets and mistakenly leave water running, or the same problem occurs with a rented unit, how is that problem going to be detected. (NAME?) asked how we will know if a unit is empty for a long period of time. Patty replied that the owners would simply have to tell her of planned vacancies, and if they fail to notify her, they will continue to be charged.

Dennis added that although the water department increased the so-called "Customer Service" charge, they also decreased the rate charged for water use.

In response to Mary Davis's question whether the water to vacant units would actually be turned off during vacancies, Dennis replied that "No", the water would not be turned off.

In the process of obtaining a motion and acceptance, Patty asked Dennis to read his motion out loud, which was as follows: "I move, that effective 1/1/21, units that are unoccupied for a minimum of one full month will not receive a water bill for that month. If they remain unoccupied for additional full months, they will not receive a water bill for that period of time. Partial months are not included in this billing change."

Karen Baker made a motion to accept the changes described in Dennis's motion, and Mel Wenneman seconded the motion. Dennis's motion was accepted by a 7 to 1 vote of council.

Patty reviewed the lawsuit. She stated that we had received \$603,103.33 from one defendant and there are three defendants with whom we are still negotiating. The cases are still on hold (related to the corona virus closings) until the courts re-open. There being no questions, Patty moved on to:

NEW BUSINESS:

Patty stated that she has walked through Building 2 with the police and they gave her some recommendations on placing cameras and the best type of cameras to purchase. Patty will receive a report in writing and the police will verify that any pricing we receive covers exactly the kind of camera they recommended.

Patty raised the question of whether we should continue selling ads in the newsletter. Following some opinions from Patty and from Dennis (representing the newsletter staff), Patty made a motion to discontinue selling ads. The motion was seconded by (NAME?) Patty stated that we would no longer sell ads in the newsletter.

Patty opened a discussion of the annual fire safety testing by Waymans, and stated that anyone can have a copy of the report(which is 151 pages long) simply by requesting it from her. According to the report there is some work needed and cost is about \$7,500. Costs include standard replacements due to aging. Patty advised that we go ahead and have the work done to bring everything up-to-date. Lucinda Taber asked if the Waymans service covers the villas and townhouses also, to which Patty replied "yes". (NAME?) advised that the \$7,500 is only for part of the work, and the actual total is closer to \$20,000. Patty made a proposal to spend the \$20,000 to bring everything up-to-date. John Evans stated that fire safety and the integrity of the water pumping system is of paramount importance, especially to the residents of Building 2000. Bill Scheper affirmed his concern about fire safety and suggested that we have a special ZOOM meeting to cover the 15 page materials of information about the fire safety so that we can have sufficient information and spend our money wisely. Patty offered to send the 15 page information on the fire safety surveys to Bill.

Linda Powers asked what is the maximum the Council can spend without obtaining approval from the general population. Patty answered \$15,000. Patty made a motion that we spend up to the \$15,000 to bring everything related to the fire safety system up-to-date. Because the work is divided into 5 separate projects, John Evans suggested that we begin with the projects that are most time-sensitive. Patty agreed and made a motion that we proceed accordingly and put the other two projects aside for now. DENNIS DUCKETT made motion to accept. The motion was passed by vote.

Bob Baird mentioned that the caveat to expecting owners to advise Patty when they plan vacancies to their units is that they might not reliably do that. He suggested that Samantha send out a notice to all residents advising of the change in billing and include information about advising her (Samantha) about planned absences, and that they will get freebies on the water only if they so advise Samantha. Cam Vu suggested that we include this in the upcoming newsletter. Dennis offered to write up the information. Bill Scheper reported that he has received a lot of affirmative opinions about the way 1stService Residential has handled the snow and ice removal. John Evans discussed a paragraph in the Fountainview Regulations that allowed the Fountainview Condo Association to enter any unit at a specific time. And although he could not recall the details immediately, he suggested we look into it. Bill Scheper open a discussion concerning master keys and the many changes affecting the master key system.

Patty described the need for locked bulletin boards. We are purchasing very large boards that will lock, and we will email posted materials to the villas and townhouses.

Mel Wenneman explained that the Social Committee is planning an event with food trucks, and will be looking at the scope of interest and the best way to organize it.

Linda Powers stated that we still do not have a specific chairperson for the Bulletin Board Committee and the Pool Committee.

Patty announced that the next meeting is planned for Wednesday, April 14, 2021 at 6:30 pm via ZOOM.

The meeting adjourned at 7:15pm.

Respectfully submitted,
Esther Boone, Secretary

