

# ROUGH DRAFT:

## VILLAGE OF FOUNTAINVIEW

### MINUTES OF THE FOUNTAINVIEW COUNCIL MEETING (ZOOM)

Wednesday, May 12, 2021, 6:30 PM

#### COUNCIL ATTENDEES:

Karen Baker	Debbie Ingram
Esther Boone	Paula Kelly
Mary Davis	Cam Vu
Dennis Duckett	Mel Wenneman
Patty Hagan	Samantha Summers (FirstService Residential)

President Patty Hagan opened the meeting. Secretary Esther Boone read the minutes from the previous meeting (April 14, 2021). There being no questions, Karen Baker made a motion to accept the minutes as read. The motion was seconded and the minutes were accepted unanimously by roll call vote. The minutes will be posted on the bulletin boards in our three buildings, and Cam Vu will post them on the Fountainview web site.

Cam Vu read the Treasury Report and stated that the report is already posted on the Fountainview web site and is on file with the Secretary.

Mal Wenneman reported for the Social Club that they are continuing to schedule food trucks, which will now be always scheduled at 4:30 to 7:00, for dinners. Notices will be posted in the three buildings. Patty suggested that Mel ask Cam Vu to post the schedules on the Fountainview web site. Samantha Summers also offered to send the schedules out to the general community by email.

Patty asked Patty McNellis to review the pool rules and regulations. Patty said they were similar to last year's, but explained that the Pool Committee had to come up with a plan and procedures specifically to protect swimmers from Covid-19. This included that, if you have Covid-19, have recently been exposed to it, or are displaying symptoms of it, you cannot enter the pool. The PH and disinfectant residue will be tested and documented twice a day by volunteers, we will not use Fountainview chairs, you must maintain social distancing unless you are in the same household, and masks must be worn if it's not possible to maintain social distancing. Patty could not say exactly when the pool would open because Mary (that is Mary Tucker of Associa) had not ordered the vacuum and pool cover, and they are still needed. Patty explained that a crew member of the pool company guessed that the pool cover was good for one or two more years, depending on winter weather. Patty Hagan asked Samantha Summers to order a pool vacuum.

An attendee suggested that the pool could be kept open later than 7:00pm because residents who had jobs needed more time to get home, enjoy their dinner, and still have time to use the pool. Patty McNelis will take the suggestion to the Pool Committee for consideration. Following a brief discussion, the Council voted on and passed opening the pool for the coming weekend instead of Memorial Day weekend.

Discussion was held concerning cleaning of dryer vents and decks. Samantha Summers reported that the cleaners would need some inside access to units to clean out any remaining material. Samantha listed three estimates she received, and added that the Townhouses and Villas are included in these estimates. In response to a question, Samantha stated that the companies understood there would be some variations and agreed that their estimates covered all types of units, and she will clarify this with them. Voting on the dryer vent estimates was tabled until we also have estimates for the deck cleanings.

An attendee asked if the dryer vent cleaning was to be paid by unit owners or by the Association. Patty answered that it would be paid for by unit owners.

Samantha reported on the estimates for deck cleaning. The estimates cover only the sealing of the decks. Both companies agreed that there were some repairs needed and they would want to do the repairs before sealing, with price of repairs depending on time and material. Sealing would include power washing and sanding. The estimates cover all condo units and one deck in the Villa area. (COMPANY NAME????) estimate was \$58,000 and (COMPANY NAME????) was \$42,725. Responding to questions from Patty, Karen Baker stated that she believes, for safety reasons, the dryers are more important than the decks.

A few questions were raised. John Evans referred to the global cost of the deck cleaning and asked for the individual deck cost. John compared the estimates with his own annual cost of annually cleaning his deck himself using Clorox. Samantha said the individual deck cost would be approximately \$300. John asked who would pay the \$300 and Samantha answered the Association because the decks were "commons" areas. She cautioned that until a thorough inspection was made, the final costs of repairs to the decks remained unknown and depended on extent of damage and whether the railings were included. Samantha clarified that the estimates actually cover 144 wooden decks on the condo units plus one wooden deck in the Villa area.

Dennis Duckett asked to return to the subject of the dryer vents, and pointed out that only 100% participation would eliminate the danger of fires. An attendee referred to the Internet reporting on annual dryer vent fires and deaths in the USA each year. Samantha said that if the vent cleaning is made mandatory, payment could be handled by FSR with Association funds and then individual assessments made.

Discussion followed. Patty asked council members individually whether they support mandatory cleaning, which led to questions about frequency of mandatory cleaning, requiring recent receipts to avoid current participation, collecting payment before cleaning instead of carrying debts, how to deal with residents who refuse to participate, and other details. Patty Hagan stated that we would investigate the best frequency for cleanings. Patty made a motion that the dryer vent cleaning will be mandatory for all units. Dennis Duckett seconded the motion. The motion was passed unanimously by roll call vote. Following some advice from John Evans that we include addressing the frequency of cleaning in the motion, Patty made an amended motion that we (quote) "amend the current motion and say that the dryer vent cleaning is mandatory in a specific time frame which will be determined within one month after we have investigated the best practices" (end of quote). Dennis Duckett seconded the amended motion. In a roll call vote the amended motion was accepted unanimously. Patty asked for agreement that the dryer vent cleaning is more important now than the deck cleaning. The decks will be discussed at a later date.

The various problems associated with the \$100 late fee were discussed. Ending with the conclusion that FirstService Residential needs to work out methods to bring their handling of accounts into closer agreement with the original intent of Fountainview's policies. Samantha offered to set up a meeting to include Patty Hagan, Dennis Duckett, Cam Vu, and possibly others to work out the problems together.

Connie Cote has asked the council to consider whether she could place a cat enclosure onto a small area of common grounds, then changed that to end at the edge of the cement of the patio. Dennis Duckett opened a discussion stating that the cement patio is actually common areas just as the decks are. A lengthy discussion followed that included both positive and negative opinions. Throughout very detailed comments the question was raised of whether a patio is "common" or "semi-common" ground, and what is allowed by Fountainview regulations in either case, and whether a vote would relate to all pets or just Connie Cote's cat.

Debbie Ingram offered a motion in which she specified that it applied only to Connie Cote's request to have a cat enclosure on her deck. Debbie's motion was (quote) "that Connie Cote is permitted on her limited property to have a tent for her cat that is not permanent, that is removed every day, and is only out when the cat is in the tent" (end of quote). The motion was seconded and a roll call vote resulted in 4 "yes", 4 "no", and 1 "abstain". There being no decisive vote, the motion could not move forward.

Patty opened a discussion on whether we will continue in the future to allow dogs to be brought into Fountainview. Patty specified that dogs currently living in units would be allowed but current and new residents could not bring in additional dogs. Patty asked for comments,

which were mostly in favor of allowing dogs but recognizing that regulations in place are ignored. No actions were taken at this time.

Patty announced that the next meeting is scheduled for June 9, 2021 at 6:30pm via ZOOM, and made a motion to adjourn at approximately 7:45 pm.

Respectfully submitted,  
Esther Boone, Secretary