

VILLAGE OF FOUNTAINVIEW CONDOMINIUM ASSOCIATION MONTHLY
MEETING AT THE NEWARK SENIOR CENTER AND VIA ZOOM
AUGUST 14, 2024

Vice President Mary Ellen Fish called the meeting to order at 6:30 pm.

ROLL CALL: Linda Malm, Kathleen Phillips, Mary Ellen Fish, Paula Kelly, Bill Anderson, Lisa Bolin (FSR). Audience: 30 Zoom: 24

ANNOUNCEMENTS

BLDG. 3000: Many questions remain such as when are residents getting the new front door keys and condo codes. As of today, we still are waiting for ServPro to respond, as Erik Anderson is on vacation. We won't know till next week.

Jerry was asked about the dryer vents. He did not have an answer, but Carrie and Erik have addressed it.

REFRIGERATOR ICE MAKERS: Mary Ellen's report from Jerry said they are being hooked up with new supply lines, and workers are making sure they are operational. This was being done as part of the punch list in each unit.

OTHER APPLIANCES: If something does not work than it has been replaced. Almost 20 microwaves were replaced as the brackets to rehang them were missing. Dishwashers that didn't work or had missing parts were replaced.

SMOKE ALARMS: The electricians have replaced many of the smoke detectors, and chirping batteries have been replaced.

MOVE-IN DATE: We have not see the updated move-in dates for the changes requested by Carrie.

KEYS AND CODES: Everyone will get a new front door key.

CHECKLIST FOR HANDOVER FROM SERVPRO TO COUNCIL: Has not been seen but it is assumed that it will come.

PET RULE: VOF documents read that pets need to be under 30 lbs. and 18-inches high. Pet owners need to submit a veterinary certificate stating pet's weight and height to FSR.

MISSING PACKAGES: This continues to be an issue. All residents who have a ring door camera are encouraged to make sure it is working.

SPECIAL TRASH PICK UP: The City of Newark must be called if you have a mattress or any large pieces of furniture such as a recliner that will not fit into the regular trash or recycle containers. Sometimes it is not VOF residents. But if you have a mattress then get a cover (Lowe's carries the large bags for mattresses) for it. When mattresses get wet, they are three times heavier than normal.

DRYER VENTS: Kathleen Phillips reported that about 20 residents still have vent problems. They have been contacted, and we are waiting for followup.

VALVE ASSESSMENT: It seems that we are in good shape for turning off the water in Bldg. 1000 to replace the valves in the units. The plumber that we will likely go with has said that they can probably

do eight to ten units per day. Now we need to plan out with the plumber how that is going to happen. We envision turning off the water first in Bldg. 1000. In 2000, some valves still need replacing, and that will be a community cost which requires a Council vote. We are going to propose that the building be shut down for six hours/day for four days/week until all the valves are replaced. If that can be done, then people who are getting new water heaters can get it done the same day as the valve replacement. Preliminary quotes for the valve replacements are about \$300 for a one replacement and \$400 for two. One resident said the price was high. Kathleen responded that we could try to negotiate it down. In some units, there are certain complications where the water heater is in front of the valve and will need to be moved. That will cost extra for the owner.

PIPE REPLACEMENT: Bill Anderson reported that the engineer was paid in full, picked up the blue prints, and will be planning the job. He will send the scope of work to several contractors.

One resident questioned if we could anticipate having lower premiums this year because of the work. Lisa already has begun working with a broker on this issue. One major factor is that people will be moving back into Bldg. 3000. But we probably won't get quotes back until September/October. FSR has an insurance division that all the quotes will go through them.

BUDGET: Lisa, Council, and some other residents will be working on the budget in the coming weeks.

SOCIAL COMMITTEE: Kathleen reported that the Social Committee has come up with a charter that the Council has reviewed and will be asking them to approve this evening. That charter will be used as a template for other forthcoming committees.

MOTION: Mary Ellen Fish made the motion to approve the Social Committee's charter. Linda Malm seconded it.

SOCIAL COMMITTEE BUDGET: The budget should be submitted to Cam Vu so the Committee's expenditures can be seen. Kathleen will begin doing so this month.

A resident asked if some money could be allocated to have a party for the returning residents in 3000. Kathleen said the Social Committee is planning a year-end party to welcome everyone back. Contributions are welcome; contact Kathleen.

Bill Scheper (bldg. 1000) asked if there will be a one-year warranty for the work done in 3000 that might not show up during the walk through. Lisa will ask.

It was asked how the Internet and cable installers will get into utility room of 3000. Mary Ellen has volunteered to take the closet key and let the workers in and out.

Patty McNelis (bldg. 3000) asked about the access panels in the vestibule as she no longer has a landline. Kathleen said we have no way of reprogramming them at this point. Pat said that could be a safety issue if first responders cannot get into the building. Bill Scheper responded that all three buildings have knock boxes which are accessible only to first responders to use.

Pat McNelis asked that if ServPro is changing appliances that aren't working shouldn't the residents be

told? That is another good reason to have a walk-through, Pat said. Mary Ellen suggested sending an email to Jerry as he is good at responding.

Bill Scheper said he called the City's Special Pick Up to remove a recliner; it still has not been picked up. Kathleen will follow up on this.

TREASURER'S REPORT

Cam Vu gave the Treasurer's Report. It will be posted on the website and on the bulletin boards.

Cam said the renewal of FSR is approaching, and she assumes since no one is working on it, we will remain with them. The cost is about \$60,000; the normal increase is about three percent. It was asked if Council was interviewing anyone else; the reply was not at the moment. This work should begin about 120 days out, but negotiating with FSR also is possible. Kathleen said changing a management company is not an easy task, and reiterated that people are needed for committees for work such as this.

STATUS OF UNIT 306, BLDG. 1000: Lisa said there is a \$5500 pest control bill. The attorney sent a letter to where the former owner is supposedly living, but no response has been received. The procedure is if there is no response in 60 days, it will be turned over to a collection agency. It may end up with a lien against the property. Liens always depend on who is first in line for owed money.

Bill Scheper: About two-and-a-half weeks ago, there was a fire alarm in 2000. Bill called the fire department, Bill Anderson, and the 800 number. The woman who answered called Lisa, Sarah, and the manager none of whom answered. Bill said when he calls the 800 number, he expects a reply. Lisa agreed but also said there was no open work order or call ins from Bill. Bill Anderson told Sarah that he would take care of the situation. Lisa thought Sarah probably closed the call for that reason.

A resident said he has seen lights on in 3000 at 2 -3 in the morning. Others have seen doors and windows open at early hours and during rain storms. Mary Ellen reported that they have been working overtime. Lisa will let Jerry know.

MOTION TO ADJOURN: Kathleen Phillips made a motion to adjourn; Mary Ellen Fish seconded it. The meeting was adjourned at 7:09 pm.

Respectfully submitted,

Paula F Kelly
Secretary