

## VILLAGE OF FOUNTAINVIEW COMMUNITY MEETING JANUARY 12, 2022

The meeting was called to order at 6:33 P.M. Roll call was initiated by Vice President Deborah Ingram.

PRESENT: Bill Anderson, Karen Baker, Carrie Bolen, Mary Davis, John Evans, Deborah Ingram, Paula Kelly, Mel Wenneman

ABSENT: Esther Boone

ANNOUNCEMENTS: President Carrie Bolen introduced herself, Bill Anderson, and Paula Kelly to the community as the newly elected members of the VOF Council. Each has a three-year term. The council elected its officers with Carrie as President, Deborah Ingram as Vice President, and Esther Boone as Secretary. Later, Cam Vu resigned, and a vacancy and need for a treasurer remained. This week, John Evans from Building 2000 was appointed to the council then elected as Treasurer during a special meeting.

A transitional meeting also was held between the former and newly elected council to voice questions and concerns. Carrie said that in between meetings, council members will remain in communication with one another via text, email, phone or meeting in smaller groups. If the entire council meets then minutes will be recorded. There also is frequent communication with the FSR property manager Samantha Summers.

The minutes now will be transcribed within a few days of the meeting so they can be posted online and on the bulletin boards, and no longer be read at meetings. The meetings will continue to be held the second Wednesday of every month at 6:30 P.M., and are seen as an opportunity to keep the community apprised of past, current, and future events. In the beginning of the meeting, the council will be the only ones talking; all others will be muted until the end to maintain order and a sense of decorum. Then they may ask questions and voice concerns.

TREASURER'S REPORT: John Evans read the report ending on November 30, 2021. They will be attached to these minutes. He explained that anticipated monthly expenses are simply arrived at by dividing the budgeted expenses by 12. He also suggested that a contingency fund be established in next year's budget for unanticipated expenses.

The reserve study has a targeted amount of \$3 million. We are on target for contributing to this fund with a monthly amount of \$10,000, but more needs to be accumulated.

Karen Baker made a motion to accept the treasurer's report; Bill Anderson seconded it. The motion was passed unanimously.

COMMITTEES: The current committee list is under review for purpose and need. Carrie will compile a list that will be posted on the bulletin boards. If anyone wishes to serve on a committee, please email Deborah @ [dingram057sa@gmail.com](mailto:dingram057sa@gmail.com) .

NEW RAILINGS: Bill Anderson reported that the railings on the new ramp on the upper west-end parking lot are not symmetrical and need replacement. Samantha added that she had been emailed before the meeting that new railings were being fabricated and expected to be installed this weekend. No payment has been issued and will be held until the job is completed correctly.

POOL COVER: This has been installed and paid for out of the 2021 budget.

**HANDYMAN:** Our handyman, Kevin from FSR, has been coming here for four hours once a week. Karen questioned if a handyman agreement between Kevin and VOF exists. Samantha said there is no separate agreement; it reads as requested and the hourly rate charge. Karen and Bill Scheper are the responsible parties for identifying the work for the handyman. Karen had given Kevin a list of items to be fixed but not all were completed. While Kevin provides a good report of his work for the day, he does deviate from the list and fixes what he deems important. Samantha will follow up with Kevin so he will understand that he needs to follow the list.

Deborah made the motion that the VOF increase Kevin's hours from four to eight on Thursdays for \$45 an hour. John seconded it. The motion passed unanimously.

Karen reported new elevator flooring in Building 2000 is needed. Bill Anderson made a motion that Karen purchase tile for a cost up to \$230 to replace the elevator flooring in Building 2000. Mary seconded it. The motion passed unanimously.

Karen also addressed improvements in Building 1000. New flooring for the second floor in that building is scheduled for Monday, February 7<sup>th</sup>. The work will probably take most of the week to complete. The painting will follow later in the month although no specific date has been given. It is important for people on the second floor to have their storage doors open so the installers can have access complete their work. Karen could not recall the exact cost at this time.

**SNOW REMOVAL:** When the weather was bad, the landscapers were here in a timely manner to throw out the deicer and clear the driveways and sidewalks, Carrie said.

**NEW BUSINESS:** The smart meter project is not moving forward, and its costs continue to escalate. Since John Evans has worked on the smart meters in the past, he was asked by Carrie to come up with a flat rate water billing system. John provided background with IPS billing and Associa both of which had flawed billing systems. When FSR was hired, the billing was converted to a per capita rate which is divided into the dollar charge for each building; it later was modified to allow for absences but still based upon per capita with no accurate way to measure that. This present system is difficult to enforce and can lead to errors. When someone says they are not here, that leads to fewer people and that increases everyone's rates.

John provided three schedules to council members (they will be attached to these minutes). Schedule one showed statistical information from FSR on water billing that occurred from June to November for each building. The amount for each month of the three buildings was totaled to see what the typical dollar value would be needed to cover the billing to unit owners. June was \$6,203; July - \$5850; August: \$6,146; September: \$6,129, Oct: \$6770; November: \$6690. With the largest amount being \$6770, that was the minimum amount needed to be covered in a billing process. Next, he looked at the the range of billings for one, two, and three bedroom with the premise that two and three bedrooms were more likely to have two people than not. Over six months in Building 1000, a one bedroom unit had a range of charges from \$21.70 up to almost \$27. The two to three bedroom range from \$43 up to \$53.11. In Building 2000, that rate went up to \$54 for 2 bedrooms. In Building 3000 rate went up to \$65.42. In the month of October, some people were getting bills for \$65, some for \$51, some for \$48. So if we could come up with a system that was less of an impact and still cover the bill, John said, then at least people would be pleased or accustomed to a smaller rate.

After speaking with the water department, it also was determined that we needed to have the ability to make adjustments at the end of year in case enough revenue was not collected to pay the total 12-month bill. Secondly, they suggested that we retain the ability to pass through, reassess, and recharge bills as increases might be incurred by the water department itself. While water costs are unlikely to increase quickly, meter charges change almost annually – another accommodation to consider. Bills will remain stable. Consequently, a cushion is needed at the end of each month so there

will be a slight surplus. The surplus would be carried forward to the following year and the water bill will continue at the same rate.

On schedule three, one bedrooms, as there are only 12, are treated as separate entities; the remaining 180 units are two and three bedroom units. There is no way to achieve an accurate head count of individuals in the larger condos.

Karen said her water bill would double. She said that using the spread sheet that Dennis Duckett used, was easy. Bill said that owners who didn't fix water leaks would be affected.

Deborah made the motion that VOF apply the flat rate to the water billing for water, storm, and sewer charges for one bedroom at \$21 and \$37.75 for two and three bedrooms per month. John seconded it. There were 5 Ayes, two Noes, and one abstention. The motion carried.

John made one last motion: That the treasurer is hereby directed to communicate as soon as reasonably possible with the appropriate official of the City of Newark that effective January 12, 2022, the Village of Fountainview Condominium Association is no longer interested in the purchase and installation of smart meters and related equipment for the purposes of measuring water usage in the 1000, 2000, and 3000 buildings located at the Fountainview property. Deborah seconded it; the motion was passed unanimously.

**FIRE CODE VIOLATION:** Bill expressed concern about residents placing items they no longer want in the common hallway - a violation of the city and state fire code. These obstacles can prevent people from getting out during a fire. When people clean out their units, nothing should be placed in the common hallways or wooden stairs especially on the first floor even if they are throwing it out or donating it. There shall be no combustible storage in all hallways and exterior stairways because this is all part of the exit and means of egress to get out of the building. It's a life safety violation that carries a hefty fine. So if they walk in here unannounced, they could fine us. If anyone has questions, they can contact Todd Reese.

**CARPET RUNNERS FOR ENTRANCES:** Karen reported that in the west end first floor of Building 2000, a carpet mat runner is needed especially during the winter weather. Although we had a contract with a company in previous years to supply those mats, that contract was terminated. John made a motion that Karen be authorized to buy a mat not in excess of \$250 for building 2000. Mel seconded it. Motion passed unanimously.

Carrie then opened the meeting to residents for questions and comments.

**GWEN CLAYTON:** She has been an owner for 15 year and questioned why we cannot continue to use the meters that are in place. Gwen thought they were accurate and wondered if the handyman could read them. She said the problem is no one wants to read them. She wants the billing to be fair.

**LUCINDA TABER:** Questioned where residents in the Villas and townhouses can view the minutes and was told the website. She also asked if the handyman was just for the condos and was informed that he was here to work at the villas and townhouses as well. Lucinda needs a light bulb changed on the outside of her home and was directed to ask either Karen or Bill Schepers so they may add it to Kevin's work list. She also was given some ice melt that she was unable to move to her garage, and it has become frozen. Carrie told her to report it to FSR.

**DAPHNE AND JOHN WESSELS:** The ice melt in Building 1000 is oil based, and when tracked in leaves an oily residue on the floor. Someone with a walker recently fell, but was not hurt. There are other ice melts that are not oil based, Daphne said. A report was sent to FSR which Samantha did receive. She address the safety issue with the contractor who said that the material in the buckets is not

oil based, but that there is some in the salt used in the parking lot. People were tracking it in from there. That ice melt is not used on the sidewalks. Daphne said the person that fell does not go into the parking lot but only to her mailbox. John reported that when it melts it leaves an oil slick. Samantha said she would address it again with the Premier. John also said according to the FHA and HOPA (Housing for Older Persons Act), we are supposed to take a census annually. That census also would help John Evans out with the number for the water rate. But John Wessels has never seen this happen.

BOB BAIRD: He thinks we are doing ourselves a disservice by not keeping the door open on the smart meters. Second, what has happened to putting the lights back on in Building 2000, first floor? Carrie was unaware of this. Samantha reported that the prior council had done that in an effort to find the minimal lighting level that was good yet cost effective. Dennis Duckett said that White Chapel Inc. did the work and it was an attempt to see if we could reduce our lighting by half. Only one person found fault with it. He said it had to save money as it used half the light bulbs.

BILL SCHEPER: LEDS don't burn out, they just go dim. He also questioned if the water surplus will be separate or rolled into a common fund. He also referred to when IPS was here and rounded the reading up to the next 1000 gallons, and they habitually included the pool and landscaping water into the residential costs. He does not want that to happen again. In regards to the painting on the second floor, Building 1000, he wanted to know if those black boxes will be removed and if so patching will be required. Bill reported he also showed Kevin the doors that weren't closing properly and suggested he fix them. In regards to the ice melts, the workers placed bags outside, slashed them open and left them out for a rainstorm. They may not be frozen but congealed. If we don't use them in the next storm, they may become bags of hazmat.

GWEN CLAYTON: She wanted to know when residents will be reimbursed for the overcharged one bedroom condo fees from several years ago. Carrie said this has not been addressed. Gwen also questioned how the pool water was paid for. John said it is billed separately and paid out of general funds. Town homes are not included in our water billing.

JEANETTE ADAMS: She said that residents were reimbursed for the HOA overcharges if they complained. Flat fee rate: make it either \$21.75 for one bedroom or make the two-three bedroom \$37.00 so they are even. When there is a surplus, will a check be sent? Any surplus would be applied to the following calendar year, John explained. Jeannette also wants to see a copy of the water bill; she will be sent one. Jeanette also was concerned about late fees. Samantha said there had been late fees, but this was resolved by a motion at the last meeting to allow FSR to auto pay and avoid the late fees.

JERRY CLIFTON: Water meters lose their accuracy in about 10 years.

AL MANN: According to our documents, water is billed to the association on a bulk basis and there is no rationale for apportioning water to individual units. Water should be billed by the proportional percentage same as the HOA fees.

DENNIS DUCKETT: He reiterated Karen's complaint about the water bill doubling for others. That's the drawback to apportioning it by the number of bedrooms instead of the number of people. He asked that council take another look at whether this is the best way to go.

LINDA POWER: She questioned if Kevin was covered by FSR for insurance and workman's compensation. Samantha verified that he was. Secondly, Linda wanted to remind council that there is a cap of \$15,000 in expenditures without having to submit a request to unit owners. Anything above that

requires the unit owners approval. Even if you received a bill for \$60,000, splitting it in half, would be circumventing the rules and regulations of the community and would need legal advice on that.

CAROL DECK: She expressed what she saw as an unfair system regarding the water bill. She also thinks that the owners are not part of the decision-making process.

Carrie made a motion to adjourn. Mel seconded it. The motion carried. The meeting was adjourned at 8:43 P.M.

Respectfully submitted,

Paula F Kelly  
Acting Secretary