

**VILLAGE OF FOUNTINVIEW CONDOMINIUM MONTHLY COUNCIL MEETING
AT THE NEWARK SENIOR CENTER and VIA ZOOM
January 14, 2026**

DRAFT

Council President Kathleen Phillips called the meeting to order at 6:30 PM.

ROLL CALL:

PRESENT: Bill Scheper, Rebecca Hartman, Sandy Pick, Kathleen Phillips, Aiwu Zhang, Patty McNelis, Theresa Messina and Sarah Maddox, First Service Residential.

Attendees: Audience: 15 / Zoom: 24

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

FINANCIAL REPORT: Cam Vu presents the financial report detailing the cash operation account, receivables, accrual expenses, and net income. Kathleen clarifies ongoing issues with financial accruals and reclassifications, mentioning a conference call with the finance coordinator. Kathleen announces a foreclosure notice for unit 1306, owned by a deceased resident with no family. There was a discussion about the potential purchase of unit 1306 for a club room, considering costs and HOA fees. A motion to approve the Financial Report was made by Sandy Pick and seconded by Aiwu Zhang. All agreed.

OLD BUSINESS

TOWNHOME ROOFS

- Kathleen reports that the replacement of the townhome roofs has been completed.

DRY PIPE REPLACEMENT PROJECT UPDATE

- Kathleen reports there is another extension of the dry pipe project schedule. Payment issues with the contractor for the dry pipe project are discussed, and the payments are being withheld until an updated project plan is provided.

NEW BUSINESS

- Kathleen discusses the updated resident directory and the importance of completing the resident information form for emergency access.
- The new resident information form is now available online, and an email will be sent to residents to update their information.
- The building 3000 water valves project is introduced, with a team taking photos of valves and checking for water leaks. The project will involve replacing old valves with reliable quarter-turn ball valves, starting in January.

UPCOMING PROJECTS AND DOCUMENTATION

- Kathleen states there is a need for volunteers to review contracts and update policies including the Code of Regulations, resale information, and rental policy.
- The creation of a record retention policy and a collections policy for a new attorney is discussed.
- The finance policy and investment policy are completed and need review, along with updating the trash policy and capital contribution fees.

COMMUNITY EFFORTS AND ACHIEVEMENTS

- Kathleen mentions that committees are starting to reconvene for 2026, with no updates available yet.
- The special assessment for townhome roofs is discussed, with a cost of \$8,000 per townhome, totaling \$48,000.
- Kathleen explains the rationale behind the assessment, considering the replenishment of the reserve and the burden on homeowners.

2026 PLANS AND NEW COMMITTEES

INTRODUCTION OF HODA CHATBOT

- Sarah Maddox from First Service introduces Hoda, a new homeowner digital assistant available on the Connect online platform.
- Hoda can answer questions about property rules, file work orders, and provide account balance information.
- The chatbot is AI-based and pulls information from the property's records, with the ability to escalate issues to resident support if needed.
- Kathleen confirms that Hoda is an automated chatbot, not a person, and thanks Sarah for the introduction.

AOB (ANY OTHER BUSINESS)

OWNERS OPEN FORUM

- Cathy Baird requests more clarification on the roofing for the townhouses. She states at six units times \$8,000 that's only \$48,000.
- Kathleen thanks Cathy for the question and states when the council reviewed, the cost was about \$80,000. When we reviewed the assessment on that, we had to take into consideration multiple things, the replenishment of the reserve was one, but the burden on the homeowners was the other.
- This year, we are going to be replacing the stairwells out of the HOA, and we are not going to assess anyone for that. It balances out.

CLOSING REMARKS AND ADJOURNMENT

A motion to adjourn the meeting at 6:58 PM was made by Theresa Messina and seconded by Patty McNelis. All agreed.

The meeting is adjourned.

Respectfully submitted,

Sandy Pick
Council Secretary