

**VILLAGE OF FOUNTAINVIEW CONDOMINUM MONTHLY COUNCIL MEETING
AT THE NEWARK SENIOR CENTER and VIA ZOOM
JUNE 11, 2025**

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

ROLL CALL: Aiwu Zhang, Linda Malm, Robin Huss, Rebecca Hartman, Sandy Pick, Kathleen Phillips, Bill Scheper.

Attendees: Audience: 30 / Zoom: 27

PREVIOUS MEETING MINUTES: Rebecca Hartmann made a motion to approve the previous meeting minutes, which were seconded by Linda Malm. All agreed.

TREASURER REPORT AND POOL MAINTENANCE: Cam Vu read the Treasurer's Report including account balances, receivables, and expenses. Sandy Pick made a motion to approve the Treasurer's Report, which was seconded by Robin Huss. All agreed.

- Cam Vu discussed the pool maintenance costs and the need for four installment payments.
- Kathleen Phillips made a point that the pool maintenance vendor fixed a leak in the pool house without charging VoF.

OLD BUSINESS

DRY PIPE REPLACEMENT PROJECT UPDATE

- Kathleen Phillips provided updates on the dry pipe replacement project, including the cutover to the pre-action system in Building 3000, the timelines and expense summary.
- Kathleen Phillips mentioned the involvement of Sobieski and Oliver in the project and the expected completion of the preaction (Phase 1) portion of the pipe project by mid-July.
- Kathleen Phillips asked Building 3000 residents to refrain from parking near the white trailers while the pipe fabrication is happening.
- Kathleen Phillips mentioned the aggressiveness of the timelines provided by Sobieski. .

BUILDING 2000 HANDRAIL UPDATES

- Kathleen Phillips discussed the ongoing handrail project in Building 2000 and the frustration with contractor delays.

BEE UPDATES

- Kathleen Phillips mentioned the honey bee issue in Building 1000and provided an update on the bee removal and the expected outcome of finding the queen.

SERV PRO UPDATES

- Serv pro will be coming out to do the remaining repairs within the next couple of weeks.

NEW BUSINESS

GRANT APPLICATION

- Kathleen Phillips announced the submission of a grant application in May 2025 for \$600,000 to cover roof replacement costs. This would be for a 2026 award.

TREE REMOVALS

- Rebecca Hartman provided an update on the tree removals, including the removal of the totem pole and other trees.

POND MAINTENANCE AND ASSOCIATED COSTS

- Kathleen Phillips discussed the pond management issue and the need for the city or Artisan Bank to take responsibility.
- Kathleen Phillips mentioned the need for \$2,300 for pond maintenance this season.

PROPERTY SALES AND MORTGAGE ISSUES

- Kathleen Phillips announced five sales in the community and the fact that people are getting mortgages.
- As a realtor, Robin Huss provided details on the mortgage process.
- As a realtor, Robin Huss mentioned the possibility of arranging a Zoom session with the lender for interested residents.
- Kathleen Phillips discussed the importance of having homeowners' insurance
- Kathleen reiterated the need for contact information updates.

CONTRACT REVIEWS

- Kathleen Phillips discussed the \$16,000 spent in the past 12 months on elevator repair visits and the need for a maintenance contract, which would be much more cost effective.
- Kathleen Phillips mentioned the Council evaluation of different HVAC vendors and the need for a refund for unperformed services from Ambience.

DECKS

- Kathleen Phillips discussed the need for water catchers under planters and urged all residents to remove all floor coverings from decks.

FIRE ALARM SPRINKLER TESTING AND ROOF REPAIRS

- Rebecca Hartman provides an update on the fire alarm sprinkler testing and the need for resident participation.
- Rebecca Hartman mentions the upcoming roof repairs and the use of a cherry picker for access.
- Rebecca Hartman discusses the need for speed limit signs around the community during the testing. The speed limit is 15 mph in our community.

COMMITTEE UPDATES

- The Bylaws Committee is working on updating documents and will have recommendations to be approved by the Council by the end of June. Sandy Pick announced the addition of Mel Harris to the Bylaws Committee.
- Kathleen Phillips mentioned the revision of the bylaws and the recommendation to implement monetary fines for certain infractions.
- The Gardening Committee is actively taking care of the many flowers that have been planted. Residents were informed that if they want to plant flowers or bushes, they must submit plans to the Garden Committee and be approved by Council.
- The Communications Committee has updated the directory and will be posted on the website in July.
- The Maintenance and Planning Committee provides an update on Fire Alarm and Sprinkler testing that is ongoing.
- Social Committee events, including coffee time, happy hour, and a bingo event, are announced.

AOB (ANY OTHER BUSINESS)

REMINDERS:

Trash vs. Recycling vs. Bulk Items

The council acknowledged the improvements in trash and recycling compliance.

- The council stressed that bulk items must be placed outside the dumpsters for curb-side pickup.

Deliveries

- Deliveries should be monitored for quick retrieval to avoid theft and egress obstruction.

OWNERS OPEN FORUM

- Kathleen Phillips apologized for the confusion with the Sobieski sprinkler situation and explains the communication issues.
- Residents expressed frustration with the lack of communication and the impact on their schedules.
- Kathleen Phillips discussed the need for residents to provide updated contact information and complete the contact form.
- Residents asked questions about the interest rates for mortgages and the importance of having homeowners' insurance.

ADJOURNMENT

Rebecca Hartmann made a motion to adjourn the meeting at 7:41 PM , which was seconded by Sandy Pick. All agreed.

Respectfully submitted,

Sandy Pick
Council Secretary

Summary of Decisions Made at this Meeting

- Kathleen Phillips mentioned the need for better communication and the importance of resident participation.
- Bill Scheper made a motion to approve \$7,245 invoice for Sobieski monitoring system cell service, which was seconded by Sandy Pick. All agreed.
- Bill Scheper made a motion to approve \$189,000 for Sobieski pipe project materials, which was seconded by Aiwu Zhang. All Agreed.
- Linda Malm made a motion to approve \$1,689.50 for DEDC engineers invoice on the pipe project, which was seconded by Aiwu Zhang. All agreed.

Next Community meeting will be held on Wednesday, July 9, 2025.