

*Approved  
1/11/15*

**FOUNTAIN OF THE SUN HOMEOWNERS ASSOCIATION  
ANNUAL MEETING OF THE MEMBERS**

**~~UNAPPROVED~~**

**January 12, 2015**

President Ed Fuss asked if quorum was met. Nannette Trolene responded that 754 votes were cast which was over the 30% needed to hold the FOSHA Annual Meeting. President Fuss then called the meeting to order at 7:00 p.m.

**ROLL CALL:**

Present: President Ed Fuss, Directors Bob Baerg, Betty Bradley, Marilyn Hochhalter, Billie Hill, Dave Bode & Jerry Hanson. Also present, Nannette Trolene, Manager.

**PRESIDENT'S REPORT: Ed Fuss**

President Fuss stated FOSHA completed their last major street repair in 2014. The Reserve Study will be checked to see what sections will need to be done in 2015.

**APPROVAL OF MINUTES: Ed Fuss**

President Fuss asked the members for approval of the minutes of the January 13, 2014 Annual Meeting as published in the Sun Times and posted on the FOSHA bulletin board. Carol Porath, seconded by numerous homeowners, moved to accept the minutes as published and posted. Motion carried.

**TREASURER'S REPORT: Marilyn Hochhalter**

Treasurer Hochhalter stated this is an unaudited approximation of 2014 finances and the auditor will begin the 2014 audit soon. FOSHA has 3 forms of income: Assessments, Interest & Transfer fees from new buyers.

Account Balances were reported: Operating - \$20,208.61 Reserves - \$424,712.27 Expenses - \$77,351.23 With Total Assets of \$444,920.88. The Balance of the FOSCA Loan (For the RV lot) is \$278,905.65. The amount paid to FOSCA in 2014 was \$65,399.34. The 2015 amount is \$70,248.24.

Ms. Hochhalter reported that we have gone to a Coupon Payment system for processing assessments. Be sure to indicate your lot number when submitting payments. The full assessments amount for the year is \$772.00 or \$193.00 per quarter. A late fee of \$15.00 per month will be charged if not paid on time on the quarterly payments. Payments may be either mailed directly to the bank or accepted at the FOSHA office.

She thanked Nannette Trolene for saving the association money by doing in-house printing and mailings. Director Hochhalter also thanked all the volunteers that help with the two mailings and the residents from the Condo Association that worked on the Ballot count.

**PROPERTIES SOLD IN 2015: Dave Bode**

Director Bode reported that 15 properties closed escrow in the month of December 2014 compared to 9 properties in this month in 2013. This brings the total for 2014 to 100 new property owners in this association compared to 96 in 2013. At this time there are currently 5 properties pending to close in January or later and there was 1 property that was cancelled in December 2014.

**ARCHITECTURAL REVIEW COMMITTEE:** Betty Bradley

Director Bradley stated there were 236 architectural review permits issued for 2014, 17 of them being in December. This compares to 222 architectural permits in 2013. Most of the improvements were adding new cement, painting, sidewalks, patios, additions & new roofs. There is no approval needed for trees or landscape work. We appreciate all residents that submit the architectural request forms.

**ROADS:** Ed Fuss

President Fuss reported FOSHA completed seal coating last year. We will look into the Reserve Study to determine which sections need to be done in February or March.

**CUL DE SACS & MAXI PARKS:** Robert Baerg

Director Baerg reported FOSHA maintains 79 cul de sacs and 2 water retention areas. 20 cul-de-sac areas are routinely checked on a weekly basis with a total of 948 inspections per year. Maintenance of the cul-de-sacs includes weed removal, removed bushes and cacti as necessary. The maxi parks are checked one time per week. He thanked Arturo Sesmas and Tony Sesmas for their efforts in keeping the areas up.

**COMPLIANCE COMMITTEE:** Jerry Hanson

Director Hanson reported for the month of December 2014 there were 4 complaints filed with the FOSHA office with a total of 105 for the year compared to 3 complaints filed during December in 2013 with a total of 106 for the year. Most issues were tree branches and landscape clean up.

**SENIOR OVERLAY COMMITTEE:** Billie Hill

Director Hill stated that she was appointed to the Board since September 2014 and that there were no complaints filed at the time. There was a situation noted earlier in the year of someone that was not 55 years or older and children staying longer than permitted. There are no complaints reported at this time.

**LONG RANGE PLANNING REPORT:** Marilyn Hochhalter

Director Hochhalter reported that a meeting was held last Thursday. There is a meeting scheduled for tomorrow, January 13th at 10:00AM in the Activity Center. She encouraged anyone that has ideas or suggestions to attend the round table meeting.

**MANAGER'S REPORT:** Nannette Trolene

Ms. Trolene began by welcoming everyone to the meeting. She stated that she has been working at the Fountain of the Sun since this past June.

She stated "My goal is to work closely with the Board of Directors to make FOS a better community to call home". Several positive changes have been made. In order to keep our residents well informed. The FOSHA bulletin board is continually updated. You may pick up Architectural Request Forms, Complaint Forms or Vendor List which are located on the Bulletin Board. The Vendor list has been updated by trade. New informative documents were created which provide for a more interesting welcome packet for new homeowners. The Vendor List is now available on the FOS website. Minutes and financial reports will now be posted on the website as well.

The most recent update was instituting a coupon system for the assessments. Mailing quarterly statements was very costly and time consuming. We had continued issues with incorrect account balances and inaccurate postings due to errors.

Ms. Trolene asked that the volunteers that helped with the two mailings stand up so they could be recognized and applauded for their efforts. The volunteers worked very hard to get the information out to the homeowners and their help was much appreciated. There were a few glitches with address corrections and re-sales, a few pieces were either torn in the mail or spoiled due to paper cuts but for the most part the transition was successful.

Ms. Trolene further stated that while she and the Board reviewed the verbiage in the mailer, unfortunately some folks were unable to understand the process. Coupons are used industry wide and were implemented back in the early 90s. We were far behind with the times.

We put this system in place to help eliminate errors in posting. Now there is a bar code on the coupon. Most Of our homeowners followed the instructions, however, we still have people that paid \$175.25 (from a few years ago). Some owners included their ballots and surveys and mailed them to the bank so they were not properly received at the office and not counted. We had one homeowner that paid \$1,952.00 but did not indicate why.

The coupon system is simple. If you are paying for one quarter you mail in one coupon. If you are paying for all four quarters, you mail in four coupons. You don't even have to address the envelope. We are receiving payments that have out of state addresses with no indication of a FOS address or telephone number. We can only hope they get credited to the correct account. Despite the efforts to encourage homeowners to mail their payments directly to the bank, they are still mailing to the FOSHA Post Office box.

Ms. Trolene stated that our residents expect accountability from the Board of Directors and Manager, However, the homeowners must assume responsibility as well. We need our homeowners to comply with the CC&Rs by maintaining their properties, submit architectural request forms prior to the commencement of work and not waiting until after the work has already been started. We need residents to take the time to attend a Board meeting, read the minutes and/or monthly newsletter or check out the FOS website. It was surprising how many people asked where the "other " manager is as they had no idea there was a manger change. When work was being done on the ADA bathroom people would ask what's being done? The answer provided is that we changed managers months ago. There have been many discussions, meetings and drawings from FOSCA regarding the ADA bathroom installation. Whether you reside at FOS all year long or only a short period of time, there are many resources to keep up with is happening in the community.

The responsibilities of the FOSHA office with only one person are tremendous. The mailing database alone consists of five addresses for residents which comes out to nearly 7,500 addresses. Responsibilities include being out on site for inspections, photographs of resales or errands. If the office is not open when you come by please leave either a note or telephone message.

Ms. Trolene closed with "It is a pleasure to be of service to you, Thank you all for coming out tonight and Best Wishes for a Happy & Healthy New Year".

#### **HOMEOWNER'S FORUM:**

Keith Kellen asked that a motion be made to change the Bylaws to reflect term limits for the FOSHA Board. Discussion was held with numerous homeowners regarding Parliamentary meeting procedures that it was not appropriate to make motions at this meeting. Director Baerg responded that a motion from the floor may be done so discussion can be had. However, nothing can be voted on. There was not a quorum established to conduct this particular business at this meeting since it did not appear on the ballot. The matter will be taken under advisement. President Fuss stated that the Board is currently working on revising the Bylaws. Mr. Kellen also brought up that there are 166 pickleball players. They collected \$1,500.00 towards lights.

**HOMEOWNER'S FORUM (Continued)**

Sandy Green noted concerns that there is a continued drainage issue on Firefly. Laurel Wegaland stated concerns at Ebola & 78th when it rains. Waters raise up to the front doors of some homes. President Fuss responded that he has previously looked into this and will continue to check it out.

Linda Trembly made a suggestion in regards to the recent survey on the maxiparks to turn off the water completely.

Another resident brought up the that the last piece of open space land available for any development of amenities would be at the maxi-parks.

Larry Wilkins raised the question as to why there was a budgeted item of \$21,000 on the 2015 Budget for bad debt. He further stated that it should not be a line item. Treasurer Hochhalter stated that it will be looked into. She further stated that there is one homeowner currently in collections with the attorney. There are a few homeowners that are on payment plans.

Barbara Neubauer requested clarification on why the office rent is now \$500.00 per month. Treasurer Hochhalter responded that it was \$287.00 per year and reduced to \$12.00 per year. The 2015 Finance Committee decided to raise the amount to \$500.00 per month.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**1) ELECTION RESULTS FOR BOARD MEMBER - QUORUM REQUIREMENT- 448 :**

Marlene Del Pino, Chairperson Election Committee

|                       |           |
|-----------------------|-----------|
| Richard Bistodeau     | 369 votes |
| Dave Bode             | 359 votes |
| Betty Bradley         | 349 votes |
| Ed Fuss               | 343 votes |
| Ron Heldt             | 360 votes |
| Billie Hill           | 343 votes |
| Theresa (Sue) McMahan | 329 votes |
| George Taylor         | 403 votes |

**Top Votes:**

|                   |           |
|-------------------|-----------|
| George Taylor     | 403 votes |
| Richard Bistodeau | 369 votes |
| Ron Heldt         | 359 votes |
| Dave Bode         | 359 votes |

2) RESOLUTION RESULTS of IRS Revenue Ruling 70-604:

FOR - 668


AGAINST - 26

NO VOTE - 0

SPOILED - 0

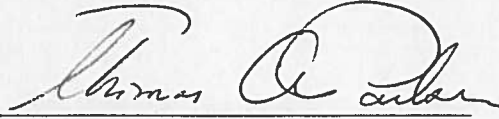
This resolution is adopted and made a part of the minutes of this membership meeting of January 12, 2015.

Robert Baerg made a motion, seconded by Marily Hochhalter, to adjourn the meeting. Motion carried. Time 8:10PM.

---

~~Ed Fuss, President~~  
G. R. TAYLOR

---

~~Betty Bradley, Secretary~~  
Thomas A. PARKER