

**THE MINUTES OF THE MEETING
OF THE FOUNTAINS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
COMMUNITY CLUBHOUSE
OPEN SESSION
THURSDAY, APRIL 16, 2015**

CALL TO ORDER

The meeting was called to order at 7:06pm by Douglas Senecal, President.

BOARD MEMBERS PRESENT

Douglas Senecal, President; Felix Mora, Vice President; Jim Baumberger, Secretary; Larry Levy, Treasurer; Vernon Pitsker, Member at Large

BOARD MEMBERS ABSENT

N/A

MANAGEMENT

Taryn Waters from Pacific Coast Management (PCM) was also present.

HOMEOWNER FORUM

Jeff Weiss provided information regarding energy efficient lighting upgrades, The Facilities Committee will review.

Penny Brocksen inquired how many units are currently rented and asked the Board to consider a waitlist for those currently unable to rent out their unit due to the rental capacity restrictions in the CC&R's.

Bobbi Palmer brought up how the community as a whole can plan for water reduction; The Landscape Committee and The Fountains Committee will discuss options.

Victoria Noddings expressed her concern regarding a recent Rules Committee meeting. The Board will seek legal opinion to make sure the committee guidelines and the committee themselves are running according to the governing documents and Davis Stirling. All committee meetings will be canceled for the month of May.

APPROVAL OF MINUTES

Vernon motioned to accept the minutes as written. Felix second. Passed.

TREASURER REPORT

1. Larry motioned to approve March financials. Jim second. Approved.
Larry reported account balance in operating and reserve \$702,633.78.
2. **Financial Review**-Correction to pg. 9 35% should be .35%

CORRESPONDENCE

To be discussed in Executive Session.

COMMITTEE REPORTS

1. **Social Committee**-Spring Party will be Saturday, April 25th. All community members are welcome.
Saturday, May 2nd 5pm Game Night.
2. **Welcome Committee**-N/A
3. **Parking Committee**-Some citations, no towing.
4. **Rules Committee**-N/A
5. **Archives Committee**-N/A
6. **Pools & Fountains Committee**-Lower front fountain is down. Pump under warranty will be replaced/repared.
7. **Landscape**
 - a. **Proposals**-The Board reviewed four bids from Proscap Landscape.
Replacement of plants damaged from utility construction for \$300
Tree removal and trimming for \$1,399.38
Infested tree treatment for \$547.50
Applications of fertilizer for \$172.50
 - b. **Leaf blower**-Residents advised to keep their windows and doors shut Thursdays 7am-12:30pm and Fridays 8:30am-2pm.
 - c. Tree trimming to begin April 20th.
 - d. Residents in 4900-4912 and 5000-5012 having trouble with their drains should check the drains from inside their patio or contact the landscape company and provide access to patios to clear drains.
 - e. **Parkway turf reduction project**-Initial expense was \$56,100
Rebate received for \$23,800
Total expense to association \$32,300
8. **Budget**-N/A
9. **Facilities**
 - a. **Letter sent to owners regarding fumigation/roof replacement**-mailed
 - b. **Concrete hazards/paving repair**-contracts to be discussed in Executive Session
10. **Architectural Committee**-5036 construction has resumed with city permits pulled, the Board will continue to monitor work. Electric meter doors are warped and latches coming loose. Pacific Coast Maintenance Division will do a walk through and provide a bid for repairs.

OLD BUSINESS

1. **Project-Maintenance Tracker/Work order reports**-Board reviewed project tracker.
2. **Termite fumigation project**-In process.

NEW BUSINESS

Newsletter ideas-Game night, fumigation meeting, election reminder.

Executive Session recap from March 19, 2015:

- Termite fumigation approved for \$9,250
- Wrought iron fence extension for \$1,430 approved
- Brian's Pool Service proposal approved for \$1,015
- Legal bill for \$1,200 approved for payment.

ADJOURNMENT: Douglas Senecal motioned to adjourn the meeting at 8:40pm to go into executive session

Submitted by: Taryn Waters, Recording Secretary

Approved by:

Jim Baumberger, Secretary
The Fountains HOA

Date

DRAFT