

**THE MINUTES OF THE MEETING  
OF THE FOUNTAINS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
VIA ZOOM  
OPEN SESSION  
August 19, 2021**

**CALL TO ORDER**

The meeting was called to order at 6:03pm by Douglas Senecal, President.

**BOARD MEMBERS PRESENT**

Douglas Senecal, President; Felix Mora, Vice President; Jennifer Mandel, Member at Large and Jeff Weiss, Treasurer

**BOARD MEMBER ABSENT-** Matt Archuleta, Secretary

**MANAGEMENT**

Mayra Garcia from Pacific Coast Management (PCM) also present via Zoom

**APPROVAL OF MINUTES**

Jennifer motioned to approve the June 17, 2021 minutes as submitted, with a second by Douglas, motion carried unanimously.

**TREASURER REPORT**

Financials ending as of July 31, 2021 operating \$86,110.95 and money market \$425,181.91. Jeff motioned to approve as submitted, with a second by Jennifer, motion carried unanimously. \$511,282.86 in total assets.

**COMMITTEE REPORTS**

**Architectural- The following applications were submitted and action taken**

- Two applications for window replacements were submitted by 5056 and 5018. Board expects to approve both applications.

**Pool & Fountains-** Pool service tech has replaced a tile and two chlorinators were replaced. A light is not working and Board will consider replacing it.

**Landscape-**Board has approved an artificial turf to be used as a dog run area behind the promenade. Ground cover will also be replaced and mulch will be added to protect the new ground cover. Board also reported that the final landscape phases will be done after the HOA is painted.

**OLD BUSINESS**

**Project updates-**

- Landscape refurbishment- Tabled for now, until the HOA is painted. Back promenade will be updated soon.

- Camera installation in process
- Accurate Pest Control has completed spraying the manholes.
- Accurate Termite Annual Inspections are scheduled to happen in September.

### **Policy revisions**

- Rule updates- Board reviewed the rule change due to law changes. Proposed rules will be sent to owners for the 28 day comment period.

### **NEW BUSINESS**

- **Contracts approved executive session:**
  - **KC Landscape -3 proposals for a total of \$7,333 to revamp the promenade with artificial turf and new ground cover.**
  - **PCM Maintenance- 2 proposals for a total of \$2,150 to replace one homeowner gate and patio concrete repairs.**

### **Executive Session recap from 7/22/21 and 8/19/21:**

Minutes approved

Violations

Delinquencies

Contracts approved listed above

**ADJOURNMENT:** Jennifer motioned to adjourn the meeting at 6:23pm

Submitted by: Mayra Garcia, Recording Secretary

Approved by:

\_\_\_\_\_  
Matt Archuleta, Secretary  
The Fountains HOA

\_\_\_\_\_  
Date