

**THE MINUTES OF THE MEETING  
OF THE FOUNTAINS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
COMMUNITY CLUBHOUSE  
OPEN SESSION  
THURSDAY, NOVEMBER 19, 2015**

**CALL TO ORDER**

The meeting was called to order at 7:00pm by Douglas Senecal, President.

**BOARD MEMBERS PRESENT**

Douglas Senecal, President; Jason Graham, Member at Large; Felix Mora, Vice President

**BOARD MEMBERS ABSENT**

Jim Baumberger, Secretary; Larry Palmer, Treasurer

**MANAGEMENT**

Angie Adams & Taryn Waters from Pacific Coast Management (PCM) were also present.

**APPOINTMENT OF NEW BOARD MEMBER**

Jason Graham appointed as new Member at Large. Larry Palmer will now be the Treasurer and Jim Baumberger the Secretary.

**APPROVAL OF MINUTES**

Tabled until next meeting.

**TREASURER REPORT**

1. Jason motioned to approve October financials. Felix second. Approved, Motion carried unanimously.  
Balance in operating and reserve \$704,627.37.

**COMMITTEE REPORTS**

1. **Welcome**-New residents were given a packet of materials which included: directory, rules booklet, info sheet, and a contact sheet. New owners Alene Litton, 5060; Shea Henderson and Jesse Munn, 5000; and renters Ty Anderson and Bernice Doddoli, 5032.
2. **Landscape**-Provided Board with 3 bids for the removal of the Oleanders on the Clark side of The Fountains. The Board is requesting that before approving any bids for Oleander removal, the committee provide a plan for what will go in place of the Oleanders and an estimate for the project. The committee lost three members Dotti Goggin, Vernon Pitsker and Suzette Senecal resigned.

3. **Budget**-The committee reported that the reserve study shows “percent funded” at the end of each year to be greater than 50% as long as we keep our expenditures less than those listed. The major reserve expenditures listed for next year are road maintenance, roofing, painting and landscape upgrade totaling \$415,353. The reserve study shows decreasing reserve balance \$299,306 during 2016.

#### **OLD BUSINESS**

1. **Project-Maintenance Tracker/Work order reports**-Board reviewed.

#### **NEW BUSINESS**

1. **Contract decisions that will be made in Executive Session**
  - a. Insurance Renewal
  - b. Electrical proposals for small projects
2. **Reserve Study Draft**-Jason motioned to approve. Felix Second. Approved, Motion carried unanimously.
3. **2016 Proposed Budget**-Jason motioned to approve. Douglas second. Approved, motion carried unanimously.

#### **Executive Session recap from October 15, 2015:**

- Doug motioned to have letters sent to homeowners in violation of garage rule. Felix second. Approved, motion carried unanimously.
- Doug motioned to approve Robert Owens C.P.A for \$1,450 tax preparation. Larry second. Approved, motion carried unanimously.

**ADJOURNMENT:** Douglas Senecal motioned to adjourn the meeting at 7:29pm.

Submitted by: Taryn Waters, Recording Secretary

Approved by:

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Larry Palmer, Secretary  
The Fountains HOA

\_\_\_\_\_  
Date