

**THE MINUTES OF THE MEETING
OF THE FOUNTAINS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
COMMUNITY CLUBHOUSE
THURSDAY, DECEMBER 18, 2014
7:00pm**

CALL TO ORDER

The meeting was called to order at 7:09pm by Felix Mora, Vice President.

BOARD MEMBERS PRESENT

Douglas Senecal, President (arrived at 7:15pm), Felix Mora, Vice President; Jim Baumberger, Secretary; Larry Levy, Treasurer; Vernon Pitsker, Member at Large

BOARD MEMBERS ABSENT – N/A

MANAGEMENT

Angie Adams from Pacific Coast Management (PCM) was also present.

HOMEOWNER FORUM

N/A

APPROVAL OF MINUTES

Jim Baumberger motioned to accept the minutes as written, motion carried unanimously.

TREASURER REPORT

Larry reports all accounts will be transferred to City National Bank from Farmers and Merchants by the end of the month.

Larry motioned to approve October financials, motion carried unanimously.

Larry motioned to approve November financials, motion carried unanimously. Current account balance in operating is \$71,608.06 and reserves is \$634,690.24.

COMMITTEE REPORTS

1. **Social Committee**-Committee reported Holiday party was well attended. Next party will be before Easter. There will be a game night on January 23rd. Bring your own games and food.
2. **Welcome Committee**-New owners in 5076 welcomed.
3. **Parking Committee**-Penny reported it has been very quiet, there have been only a few citations. The committee is looking into a new tow company, not happy with current company.
4. **Rules Committee**-Looking into proposing some new rules to the board. Concern regarding renters not receiving a copy of rules, they are the most common rule breakers. PCM will look into sending out rules to renters.
5. **Archives Committee**-N/A

6. **Pools & Fountains Committee**-Douglas reports catching two people breaking in and using pool/spa area. Mgmt. company will look into fence extender and entrance gate timer to discourage break-ins.
7. **Landscape**-Suzette Senecal reports boulders have arrived for the front entry and progress being made on the front project. Rule reminder letter presented to the Board for approval. The letter will be sent to all owners regarding upcoming enforcement of landscape rules. After much discussion, the Board approved a revision of the notice.
8. **Budget**-Larry would like to eliminate 5 items from the current Reserve allocation components. Douglas moves that the following allocated reserve funds be transferred to agree with association budget and more closely align with accrued liabilities shown in the reserve study:
Fountains (3120) balance to Fountains/Hardscape (3125)
Tree Replacement (3185) balance to Landscape (3140)
Furnishings (3130) balance to pool & Spa (3155)
Concrete (3115) balance to Roofs (3160)
Termites (3180) balance to Roofs (3160)
Motion carried unanimously.
9. **Architectural Committee**-Three units have installed satellite dishes on patio or roof. Another unit has installed new windows on second story. Committee does not have record of approvals for these changes. PCM will send letter to owners.

OLD BUSINESS

1. Project Tracker/Work order reports-The Board reviewed the current project tracker and work order reports. Felix asked if amount could be put on the work order report. Management will check.
2. Annual mailing complete to all owners.

NEW BUSINESS

1. **Contract decisions that will be made in Executive session**
2. **Newsletter ideas**-January newsletter has been prepared and approved. February suggestions: reminders of speed limit and driving direction.

Executive Session recap from November 19, 2014:

It was agreed to obtain more bids for termite renewal contracts
5076 termite proposal was discussed and is on hold for now
Violations were discussed

Executive Session recap from December 5, 2014

Hearing for unit with violation

ADJOURNMENT: Douglas Senecal motioned to adjourn the meeting at 8:49pm to go into executive session, motion carried unanimously.

Submitted by: Angie Adams, Recording Secretary

Approved by:

Jim Baumberger, Secretary
The Fountains HOA

Date