

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

**CALL TO ORDER**

The meeting was called to order at 7:07pm 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**

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

**HOMEOWNER FORUM**

Sheila questioned parking situation regarding white Lexus seen parked in guest parking. Board and other homeowners clarify that this is only taking place during daytime or with parking pass displayed, and not against rules.

**APPROVAL OF MINUTES**

Vernon Pitsker motioned to accept the minutes as written, motion carried unanimously.

**TREASURER REPORT**

Larry motioned to approve January financials, motion carried unanimously.  
Account balance in operating and reserve \$729,920.57.

**CORRESPONDENCE**

N/A

**COMMITTEE REPORTS**

1. **Social Committee**-There will be a game night Friday, March 6<sup>th</sup>. First game night held in January went well, 11 people attended.
2. **Welcome Committee**-N/A
3. **Parking Committee**-No towing.
4. **Rules Committee**-2013 rules will be used for review and updating.
5. **Archives Committee**-Douglas reports that the archive closet has been organized. The items will be sorted for relevance.
6. **Pools & Fountains Committee**-The lower fountain has been repaired, it was gushing earlier in the week. Algae in the pool is being treated. Recommendations from the pool vendor will be ready for the March meeting.

7. **Landscape**
  - a. **Parkway turf reduction project**-Work completed and rebate accepted. Bobbi reports it takes 8-10 weeks for the rebate. There will be a walk of the property next week as part of the rebate process.
  - b. **Proposals**-Jim motions to approve Bid # TF21915-0003 for \$1,035, motion passed pending clarification regarding 5050 and 5044. 5050 on proposal should be 5044 as a leaking valve.  
Management Company will obtain more bids for tree trimming and arrange for a walk through with the landscape committee.
  - c. **Landscape Rules revision**-to be discussed in Executive Session.
8. **Budget**-N/A
9. **Facilities**-Larry Palmer submitted a letter to the Board for review. This letter will be for all homeowners involved in the upcoming termite tenting and roofing project.
10. **Architectural Committee**-Penny reports that 5036 satellite is not in use by owner, committee will look into options for having it removed. Per Douglas 5026 will submit an application for approval of existing satellite. Management Company will follow up with 5028 regarding violation letters.

#### **OLD BUSINESS**

1. **Project-Maintenance Tracker/Work order reports**-Board reviewed project tracker. Sign installed, still waiting on real estate hooks to be installed.
2. **Termite inspection update**-68 appointments have been set.

#### **NEW BUSINESS**

**Newsletter ideas**-Speed limit and annual meeting election reminder.

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

- Isaac Camacho from Accurate termite presented on termite contract and upcoming termite tenting project.
- 5070 termite repair proposal approved for \$385.00.
- Discussion of offsite owner annual fee.
- New specifications discussed for wrought iron pool fence extension.

**ADJOURNMENT:** Douglas Senecal motioned to adjourn the meeting at 8:24pm to go into executive session

Submitted by: Taryn Waters, Recording Secretary

Approved by:

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Jim Baumberger, Secretary  
The Fountains HOA

\_\_\_\_\_  
Date