

**THE MINUTES OF THE MEETING  
OF THE FOUNTAINS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
COMMUNITY CLUBHOUSE  
OPEN SESSION  
September 19, 2019**

**CALL TO ORDER**

The meeting was called to order at 6:07pm by Douglas Senecal, President.

**BOARD MEMBERS PRESENT**

Douglas Senecal, President; Felix Mora, Vice President; Jeff Weiss, Treasurer; Dotti Goggin, Member at large, Jim Baumberger, Secretary

**BOARD MEMBER ABSENT-N/A**

**MANAGEMENT**

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

**APPROVAL OF MINUTES**

Jeff Weiss motioned to approve the July 18, 2019 minutes as submitted, with a second by Dotti Goggin, motion carried unanimously.

**TREASURER REPORT**

Jeff Weiss reported the following total Liability and Equity as of August 31, 2019: \$264,192.11. Jeff Weiss motioned to approve the financial reports, with a second by Dotti Goggin, motion carried unanimously.

**COMMITTEE REPORTS**

**Architectural-**

- 5074-Approved cabinets for garage.
- 5010-Approved sliding glass door. Dotti Goggin will follow up to make sure the color is correct.
- 5070-Approved HVAC with permits.
- 4964-Approved new windows.
- 4948-Approved Front door.
- 5012-Denied patio lights attached to building.

**Pool & Fountains-**A new service company is maintaining the fountains. The west spa heater will be replaced soon.

**Landscape-**Refurbishment by 4948-5078 and corners of 5078 & 5068 were approved and will start soon.

**Rules committee-** New HOA rules are being drafted by the HOA attorney.

**NEW BUSINESS**

- **Contracts approved executive session**

- Sweeper Guys- One time street sweep of entire complex-\$150
- LA Pool Guys-West Spa heater replacement-\$4,987.13
- KC Landscape-Refurbishment by 4948-5078 and two corners by 5078 & 5068 -\$11,240.
- Owens Moskowitz & Associates-2019 taxes & Review - \$1,450
- Accurate Pest & Control- Termite Repairs - \$1,125.

- **Reserve Study Draft**

Board reviewed the draft study. Jim Baumberger expressed concern with the low funding percentage. Jim Baumberger would like to the Board to increase the dues to fund the reserves. Board discussed. Jeff Weiss motioned to accept the reserve study as presented. Dotti Goggin second, motion passed 4-1.

- **Proposed 2020 Budget**

Jeff motioned to approve the proposed 2020 budget. Dotti Goggin second, motion passed 4-1.

## **OLD BUSINESS**

Project updates-

- Pavers were completed
- Electrical box was completed
- Cellular system is in process.
- Flea treatment in the promenade has commenced.

## **Executive Session recap from September 19, 2019**

Minutes approved

Violations and delinquencies reviewed

Legal discussed

Contracts listed above were approved

**ADJOURNMENT:** Douglas motioned to adjourn the meeting at 6:50pm

Submitted by: Angie Adams, Recording Secretary

Approved by:

\_\_\_\_\_  
Douglas Senecal, President  
The Fountains HOA

\_\_\_\_\_  
Date