

**THE MINUTES OF THE MEETING
OF THE FOUNTAINS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
COMMUNITY CLUBHOUSE
OPEN SESSION
THURSDAY, AUGUST 20, 2015**

CALL TO ORDER

The meeting was called to order at 7:01pm by Douglas Senecal, President.

BOARD MEMBERS PRESENT

Douglas Senecal, President; Felix Mora, Vice President; Larry Palmer, Secretary; Victoria Noddings, Treasurer; Jim Baumberger, Member at Large

BOARD MEMBERS ABSENT

N/A

MANAGEMENT

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

APPROVAL OF MINUTES

Larry motioned to accept the minutes as written. Felix second. Jim and Victoria abstained as they were not present. Motion carried with the vote of Douglas, Larry and Felix as a yes.

TREASURER REPORT

1. Victoria motioned to approve July financials. Jim second. Approved. Motion carried unanimously.
Douglas reported account balance in operating and reserve \$662,575.45.

COMMITTEE REPORTS

1. **Landscape**-Committee agreed to get clarification on blower proposal.
Committee requested that the Board provide exact amount of funds remaining in the 2015 landscape budget.
 - a. -Board suggested the Landscape committee start the bidding process for a new landscape company.
 - b. **Proscapes Proposal**-Douglas motioned to approve 4906 & 4902 new plant material for planters. Jim second. Approved. Motion carried unanimously.
2. **Rules**-The group decided to postpone submitting the rules to the Board for the August meeting so that they could have more time to review. 2008 rules clarified as current set of rules for community.
 - b. Board agreed the 2008 rules would be enforced until a new set of rules has been submitted and gone through the approval process.

3. **Welcoming**-Committee members will be reimbursed for any welcoming gifts.
4. **Social**-Jim motioned to approve Susan Slades as Chair of the Social Committee. Douglas second. Victoria Noddings abstained. Approved. Motion carried with the vote of Douglas, Larry, Felix and Jim.
5. **Pool**-New fountains pumps were installed on Monday, August 17.

OLD BUSINESS

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

NEW BUSINESS

Board asked that the management company secure bid/bids for painting the complex's trim so the budget committee would have numbers to work with along with the bid for road repair.

Contract decisions that will be made in Executive Session

- a. Eichert Electric
- b. Accurate – 5000
- c. Accurate – Wood Repairs
- d. PCM Maintenance – Meter Doors

Newsletter ideas-2008 Rules, garage door reminder, fine procedure, Pool Rules – no eating/smoking or glass containers, trading post.

Executive Session recap from June 18, 2015:

- Larry motioned to approve \$3,000 Cover Me Green Proposal for 5044 roof repair. Felix second. Approved. Motion carried unanimously.
- Doug motioned to approve \$870 Accurate termite treatment. Larry second. Approved. Motion carried unanimously.
- Doug motioned to approve \$2,950 for Cover Me Green roof repairs. Larry second. Approved. Motion carried unanimously.
- Doug motioned to approve \$900 Reserve Study proposal. Larry second. Approved. Motion carried unanimously.
- Larry motioned to approve buildings 4900-12 \$1,925, 4966-72 \$350 & 5070-78 \$550 for meter door repair. Felix second. Approved. Motion carried unanimously.
- Doug motioned to approve PCM Maintenance misc. repairs for \$360. Felix second. Approved. Motion carried unanimously.
- Felix motioned to approve pool shower valve replacement. Larry second. Approved. Motion carried unanimously.

ADJOURNMENT: Douglas Senecal motioned to adjourn the meeting at 8:25pm to go into executive session

Submitted by: Taryn Waters, Recording Secretary

Approved by:

Larry Palmer, Secretary
The Fountains HOA

Date

DRAFT