

**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:

Larry Palmer, Secretary
The Fountains HOA

Date