

The Fountains Homeowners Association
Board Meeting
Minutes for the meeting conducted on
January 28, 2010

MEETING LOCATION:

The meeting was conducted in the Fountains Clubhouse, Long Beach, CA 90815.

CALL TO ORDER

Meeting was called to order at 7:04 P.M.

BOARD MEMBERS PRESENT

Douglas Senecal, Ruthie Olivas, Rhonda Jacobs and Vernon Pitsker

HOMEOWNER DISCUSSION

A homeowner present at the meeting read a letter previously given to the Board to review regarding interior damage caused by a roofer at 4940 Atherton. The homeowner also presented a 16 page copy of a cleanup and repair estimate from Able Restoration in the amount of \$6,824.36.

The Board agreed to review the homeowners request at the end of the Board of the Meeting to allow time to review and discuss the issue.

A homeowner at the meeting reported paint drips on the sidewalk and various other locations caused by the recent painting project.

Discussion occurred with regard to the association implementing green solutions with regard to the association's landscaper. The owner was not present at the meeting as previously arranged by the Board President and Property Manager.

COMMITTEE REPORTS (written or oral)

Landscape Committee

No discussion occurred.

Architectural Committee

It was noted that three residents are involved in major renovations that may require the Boards' approval.

The manager was instructed to send a cease and desist letter along with a hearing notice to each resident at 4936 Atherton, 4900 Atherton, and 5050 Atherton.

Facilities Committee

Two units in the community need follow up by Value Painting. Steve Jacobs will notify the manager to release final payment when these items have been corrected.

Rules Committee

No discussion occurred.

Pool & Fountain Committee

No discussion occurred.

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Social Committee

No discussion occurred.

Budget Committee

No discussion occurred.

Parking Committee

It was noted that a few cars were recently towed that were found in violation of the association's parking rules.

It was requested that the Board purchase and install signs for the community parking spaces identify the times a parking pass is required.

MINUTES & FINANCIAL REPORT

It was noted that Ms. Jacobs name had been omitted from the members present and that Mr. Senecals' name was listed twice.

It was noted that page one, paragraph 8, should read "recorded" as opposed to recoded.

It was noted that page two, paragraph 1, should read "rain" as opposed to Rain.

A motion was made by Mr. Senecal and 2nd by Ms. Olivas to approve the minutes from the December 2009 meeting as corrected. All in favor, motion carried.

A motion was made by Mr. Pitsker and 2nd by Ms. Olivas to approve the financial statements as presented for December 2009. All in favor, motion carried.

MANAGEMENT REPORT

The Board discussed the green consideration for the association's landscaper. The Board asked the manager to obtain a bid to eliminate the use of blowers in the community, eliminate 2 stroke trimmers.

The Board instructed the Manager to notify the landscape company to only recommend replacement plants that are drought tolerant and require infrequent maintenance. Additionally, the Manager is to instruct the landscape company to only use the blowers in the community one time a week.

Discussion occurred with regard to establishing a landscape upgrade theme.

A motion was made by Ms. Jacobs and 2nd by Ms. Olivas to authorize Douglas Senecal to contact a landscape architect to provide recommendations to the community. All in favor, motion carried.

The Board reviewed the delinquent accounts for the association.

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The Board prepared to tabulate the secret ballots for amending the association's documents by removing the declarant language and to add an occupancy restriction.

The proposed CC&R amendment failed since a quorum could not be established to tabulate the votes.

The Board asked the manager to see if it is permissible to change the quorum requirement to only include a majority of those units that respond.

The Board would like the manager to place the CC&R amendment on the next meeting agenda.

OLD BUSINESS

Mr. Senecal informed the Board that Team Fiscal had not responded to his inquiries to repair the irrigation and sink hole. Mr. Senecal will follow up on this matter.

It was also noted that an incompatibility issue has been identified with using the FIOS service wirelessly with Windows Vista.

The Board discussed upgrading the community fountain. The Board would like to revise the bid from Alan Smith to include only plastering the interior and painting the exterior leaving the existing tile.

The Board discussed key control for the community. The Board requested that the manager obtain bids to rekey the vehicle gates, pedestrian gate, and clubhouse door to a high security key.

The Board reviewed a sign audit from Sign Design. The Board will now need to select a color and style for the replacement signs.

The Board reviewed a bid from Rick Hamm Construction to replace the beam as identified in the termite report from La Palca Exterminating. It was noted that La Placa failed to return a bid and that Brian Fox construction would be providing a competitive quote shortly.

The Board tabled the replacement of the pool cover beam and requested that the manager obtain a bid from Hector Gochi.

The Board tabled the planting the bids from A Growing Concern.

NEW BUSINESS

The Board discussed the broken tile replacement for the community. Jordan Roofing has provided a verbal quote of \$20.00 a tile and roof replacement to be completed at \$4.00 a square foot and a written bid from Lang Roofing for \$12.50 per tile.

A motion was made by Mr. Senecal and 2nd by Mr. Pitsker to grant conditional approval for the Lang Roofing's bid as long as it includes labor costs for felt repairs. All in favor, motion carried.

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The Board reviewed a bid from California Waters to replace the fountain pump at 5056 Atherton that is beginning to fail for a cost of \$1,745.00. The pump is currently leaking oil.

A motion was made by Ms. Jacobs and 2nd by Mr. Pitsker to approve the fountain pump replacement for a cost of \$1,745.00. All in favor, motion carried.

The Board asked the manager to place an article in the next association newsletter informing the residents that the Board has begun replacing the broken tiles.

The Board reviewed the cleanup and repair request for 4940 Atherton.

After discussing the associations legal documents and past repair practices, a motion was made by Mr. Senecal and 2nd by Ms. Jacobs to authorize the complete replacement of the roof from the front to the back by Jordan roofing, and to have a handyman repair only the hole in the ceiling caused by the roofer that will be spot patched and painted. Additionally, the homeowner's request to have the association pay for the cleanup and interior restoration (Painting of the entire ceiling, etc) as identified in the bid from Able Restoration is denied. All in favor, motion carried.

ADJOURNMENT

The next association meeting will be held at 7:00 P.M. on February 25, 2010 at the association clubhouse.

There being no further business, the meeting was adjourned at 9:23 P.M.

Submitted by:

Robert Hoover
Acting Secretary