

Fountain Park Homeowners Association

Board of Directors Meeting

April 8, 2015

Board Members Present

Jeff Brown, President	Present
Mina Reeder, Vice President	Present
Donna Groman, Secretary	Present
Gene Bowman, Treasurer	Present
Jeff Ursiny, Director at Large	Present

Homeowner Attendees:

See attached sign in sheet.

Property Management:

Suzanne Giedraitis - HOA Management Solutions

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- I. Call to Order:**
Jeff Brown called the meeting to order at 6:40 PM.
- II. Call to the Audience**
One homeowner complimented the board on the new trees planted in the park.
- III. Approval of Minutes**
Action: A motion was made, seconded and unanimously passed to approve the minutes from the March 2015 meeting. (Ursiny/Bowman)
- IV. Treasurer's Report and Approval of Financials**
A verbal report was submitted by Gene Bowman.
Action: A motion was made, seconded and unanimously passed to approve the March 2015 Financials. (Bowman/Ursiny)
- V. Manager's Report:**
A written report was submitted. A brief verbal summary presented. A primary concern is getting pool gates up to code as soon as possible.
- VI. Committee Reports:**
- **Architectural Committee**
No requests reviewed this month.
 - **Splash Committee**
The March issue of the Splash was published and disseminated.
 - **Fountain Park Website**
Allison French will be presenting ideas for updating and re-formatting the website.
 - **Compliance Committee**
Mina Reeder reported the compliance committee will begin an exterior paint review. She requested management submit the list of compliance violations prior to sending out letters next month.

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- **Hospitality Committee**
Nothing new was reported.
- **Landscape Committee**
Seventeen (17) new trees were planted in the park.
- **Pool Committee**
Nothing new was reported. Diana Alexander is the contact for residents wanting to schedule a party at the pool. Management directed to address exposed conduit in the grass by the pool fence.
- **Security Committee**
The cameras at the pool should be repaired and installed this week. Jeff Brown requested the F&N Enterprises contract details be reviewed and bids obtained from new vendors.

VII. Unfinished Business:

- **Landscape Contract**
No action
- **Pool Security Camera/ Access**
No action
- **Mistletoe Removal Bid**
No action
- **Tree Root Removal at Pool Gate Pillar**
Action: A motion was made, seconded and unanimously passed to approve the bid from The Groundskeeper, in the amount of \$375.00, to remove the tree root impacting the fence pillar at the pool. (Ursiny/Groman)
- **Security Patrol Contract**
Action: A motion was made, seconded and unanimously passed to approve the Rankin Security contract for patrol service. Management directed to send a letter to Frontier Asset Protection advising them of our intent to terminate our service contract. (Bowman/Ursiny)
- **Water Spigot Re-install**
No action

VIII. New Business

- **Reserve Study**
Action: A motion was made, seconded and unanimously passed to approve moving \$30,000 from the Operating Account to the Reserve Account. (Ursiny/Groman)

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Management was directed to obtain bids for a partial repair of the pool perimeter fence and painting bids for the entire common area fence.

- **New Keys and Log Book**

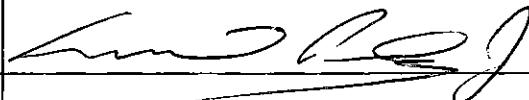

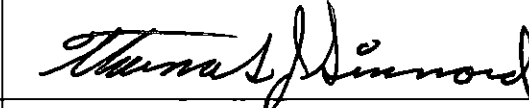
The Board members each received one master key to the pool and the pool building rooms. A log book will be designed and all board members and vendors will be asked to sign for their keys. In signing they will agree to pay \$50.00 for key replacement should their key be lost or should they fail to turn in their key when requested to do so.

IX. **Next Meeting:** May 13, 2015

X. **Adjournment:** The meeting was adjourned at 8:13 PM.

**Respectfully Submitted,
Suzanne Giedraitis, Community Manager
HOA Management Solutions
4/9/15 Version I**

**Fountain Park
RESIDENT SIGN-IN SHEET April 8, 2015**

Name	Address	Address the Board Yes/No	Signature
Frank Plunkett	8961 E. Lester St.	Yes/No	
Diann Brown	1849 N Evelyn	no	
Tom SINNARD	9050 E WAVERLY	N	
Jerry Knox	8991 E LINDEN ST.	No	