

Fountain Park Homeowners Association

Board of Directors Meeting

July 15, 2015

Board Members Present

| | |
|--------------------------------|---------------------------|
| Jeff Brown, President | Present |
| Mina Reeder, Vice President | Present via Speaker Phone |
| Donna Groman, Secretary | Absent |
| Gene Bowman, Treasurer | Absent |
| Jeff Ursiny, Director at Large | Present |

Homeowner Attendees:

See attached sign in sheet.

Property Management:

Suzanne Giedraitis - HOA Management Solutions

-
- I. Call to Order:**
Jeff Brown called the meeting to order at 6:30 PM.
 - II. Homeowner Forum**
Four homeowners addressed the Board. Topics included the need for the palm tree at the entrance to be trimmed, the fountain maintenance, a request for mediation between two homeowners, the document links on the Fountain Park website are not working, the Hidden Hills Wash, the paint review process and the tennis court locks and possible replacement. One homeowner reported his opinion on Board Members carrying weapons.
 - III. Approval of Minutes**
Action: A motion was made, seconded and unanimously passed to approve the minutes from both the June 10 and June 23, 2015 meeting. (Ursiny/Reeder) (Ursiny/Brown)
 - IV. Treasurer's Report and Approval of Financials**
A written report was submitted by Gene Bowman and read by Suzanne Giedraitis. See attached.
 - V. Manager's Report:**
A written report was submitted. A brief verbal summary presented.
 - VI. Committee Reports:**
 - **Architectural Committee**
No new request were reviewed

Fountain Park Homeowners Association

Board of Directors Meeting

July 15, 2015

- **Compliance Committee**
Nothing new was reported.
- **Hospitality Committee**
No report given.
- **Landscape Committee**
No report given.
- **Splash Committee**
The June 2015 issue of the Splash was published and disseminated. Input for the July 2015 edition should be to be submitted by July 17, 2015.
- **Fountain Park Website**
No report given. Jeff Ursiny will look into repairing the website links to the governing documents.
- **Pool Committee**
The shower at the pool was twice left running by a user. A parking violation was noted.
- **Security Committee**
No report given.

VII. Unfinished Business:

- **Pool Access Codes**
No action
- **Landscape Contract**
No action
- **Tennis Courts**
No action
Note: Management directed to obtain updated bids for the demolition of the tennis courts leaving the fence and lighting.

Fountain Park Homeowners Association

Board of Directors Meeting

July 15, 2015

- **Pool and Park Fence Painting**

Action: A motion was made, seconded and unanimously passed to approve the bid from Antech Corporation for the repair of the pool fence in the amount of \$1038.00. (Brown/Ursiny)

- **Audible Pool Gate Alarm**

Action: A motion was made to accept the Antech Corporation bid to install an audible alarm at the pool gate. (Brown) No second. Motion failed.

Note: Two additional bids to be obtained.

- **Inspection Process and Compliance Letter Format**

No action

Note: Kay LaPlante offered to submit a document used by previous Boards to assess the need for painting in the community.

VIII. New Business

- **Update on Pest Control**

Note: Jeff Brown gave a brief report of the actions being taken to control the rodent population in the park.

- **Pool Area Lighting**

No action

- **Lock on Electrical Access**

Note: Management directed to put a lock on the electric meter at the park.

- **Gutter Cleaning/Mistletoe Removal**

Note: Gutters at the pool house to be cleaned out. Mistletoe removal tabled until the return of the landscape liaison.

IX. Next Meeting: August 12, 2015

X. Adjournment: The meeting was adjourned at 7:50 PM.

Respectfully Submitted,
Suzanne Giedraitis, Community Manager
HOA Management Solutions
7/16/15 Version I

Sue Giedraitis

From: Eugene Bowman <bowman9012@yahoo.com>
Sent: Wednesday, July 8, 2015 10:45 AM
To: the Board; Sue Giedraitis
Subject: Treasurer's report

I will not be returning from Mexico until July 16th but here is my report for the month of June.

The General Operating Fund balance of \$48,511 as of 6/30/2015 included \$12,397 of prepaid assessments leaving \$36,114 available to meet expenses. June expenses of \$12,857 exceeded June income of \$12,529 by \$328 and budgeted expenses of \$11,948 by \$908. Year to date expenses of \$67,813 is \$7,096 less than YTD income of \$74,909 and \$3968 less than YTD budgeted expenses of \$71,781.

There were no expenditures during the month of June from the Reserve Fund which had a balance of \$79,991 as of 6/30/2015.

Fountain Park
RESIDENT SIGN-IN SHEET July 15, 2015

| Name | Address | Address the Board Yes/No | Signature |
|--|--------------------|-----------------------------|---------------|
| Gloria Judy Legon | 8761 E. Chauncy St | yes | Gloria Legon |
| Roy LaPlante | 8901 - E Herndon | Yes | Roy LaPlante |
| Deanna Alfrance | | NO | |
| Neil West | 9030 E. Waverly | yes | Neil West |
| Elaine Meyer | 8781 Fernwood | NO | Elaine Meyer |
| ^{Southwestern} Kevin & Carol | 1914 N. Ranch Dr. | Yes | Kevin & Carol |
| | | | |
| | | | |