

Fountain Park Homeowners Association

Board of Directors Meeting

March 9, 2016

Board Members Present

Jeff Brown, President	Present
Alice Homola, Vice President	Present
Marilyn LeRud, Secretary	Present
Mina Reeder, Treasurer	Present
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 6:30PM.

II. Homeowner Forum

One (1) homeowner addressed the Board. She asked if the pool would be heated beginning April 1, 2016 and she reported there are many homes on Evelyn Street with the garage lights out.

Note: Jeff Brown stated he would conduct the monthly lighting inspections during 2016.

III. Approval of Minutes

Action: A motion was made, seconded and unanimously passed to approve the minutes from February 2016 meeting with two corrections. (Homola/Brown)

IV. Treasurer's Report and Approval of Financials

Action: A motion was made, seconded and unanimously passed to approve the financials from December 2015. (Ursiny/LeRud)

Action: A motion was made, seconded and unanimously passed to approve the financials from January 2016. (Ursiny/LeRud)

No Action: February 2016 Financials

V. Manager's Report:

A written report was submitted. A brief verbal summary presented. Jeff Brown stated he was interested in seeking a new vendor to clean the pool area and requested management obtain bids.

VI. Committee Reports:

- **Architectural Committee**

Four (4) new requests were submitted for review by Lots 175, 143 and 33.

Action: A motion was made, seconded and unanimously passed to approve the request submitted by Lot 175 for replacing a wooden fence with a block wall. (Ursiny/Reeder)

Note: The color of the block should be consistent with the other walls in the community.

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Action: A motion was made, seconded and unanimously passed to approve the request submitted by Lot 143 for pavers alongside the driveway. (Ursiny/Brown)

Note: The homeowner shall be advised that the pavers are not to be used for additional parking. Parking is allowed on driveways only.

Action: A motion was made, seconded and unanimously passed to deny the request made by Lot 143 for a backyard ramada. The homeowner will need to resubmit the request on the appropriate form and with additional detail regarding, materials to be used, paint color, electrical installation, and placement of the structure on the lot. (Brown/LeRud)

Action: A motion was made, seconded and unanimously passed to deny the request by Lot 33 to enclose the atrium. The homeowner will need to resubmit the requested with additional information about the location of a window. (Ursiny/LeRud)

- **Compliance Committee**

Alice Homola stated she would like to ride along during the next compliance drive. She has noticed weeds in the community.

- **Hospitality Committee**

Marilyn LeRud submitted an updated Welcome Letter for review by the Board and Management. She has noticed three homes for sale in the community. She confirmed an ice cream social is planned for May 14, 2016 at the pool. A potluck is being planned for some time during September 2016.

- **Landscape Committee**

Jeff Brown stated the park trees are being irrigated fertilized and treated for mistletoe. Pest control continues to be any issue.

- **Splash Committee**

Mina Reeder requested input for the March Splash be submitted by March 13, 2016. The Splash will continue to be published on a monthly basis.

- **Pool Committee**

The old pool furniture has still not been sold or donated. Anyone interested should contact Jeff Brown. Irrigation at the pool has been repaired and the grass is doing well.

- **Security Committee**

Jeff Brown stated the push button and card key entry mechanisms at the pool gate are malfunctioning. Antech Corporation and F&N Enterprises have been asked to troubleshoot the issue. One camera at the pool is being repaired.

VII. Unfinished Business:

- **Tennis Court Demolition Bids**

No action

- **Valves in Shower at Park**

Note: A new plumber will be hired to fix valves in the shower at the pool.

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- **Basketball Court Removal**

Action: A motion was made, seconded and unanimously passed to approve obtaining bids for the removal of the basketball court. (Homola/Brown)

VIII. New Business

- **ADWR Report**

Ground water report filed. No action

- **TRUTECH Contract**

No action

Note: Management directed to obtain two additional bids for pest control in the park.

- **Maintenance Bids**

No action

- **Solar heating Bids**

Note: Management directed to obtain two additional bids for solar heating of the pool.

IX. Next Meeting: April 13, 2016

X. Adjournment: The meeting was adjourned at 8:05PM.

Respectfully Submitted,
Suzanne Giedraitis, Community Manager
HOA Management Solutions
3/14/16 Version I

RESIDENT SIGN-IN SHEET March 9, 2016[illegible]

Action In Lieu Of a Meeting
OF THE BOARD OF DIRECTORS OF THE FOUNTAIN PARK HOMEOWNERS ASSOCIATION

Whereas, the Board of Directors of the Fountain Park Homeowners Association, Inc. is empowered to govern the affairs of the Homeowners Association. Whereas, pursuant to the powers and duties of the Association,

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the Architectural Request submitted by the owners of Lot 79 for solar panels.

IN WITNESS WHEREOF, the undersigned have executed this consent December 21, 2015.


Jeff Brown

2/10/16
Date


Mina Reeder

2-10-16
Date


Jeff Ursiny

3-9-16
Date


Marilyn LeRud

2/10/16
Date


Alica Homola

2-10-16
Date