

# Fountain Park Homeowners Association

## Board of Directors Meeting

March 8, 2017

### **Board Members Present**

Jeff Brown, President	Present
Paul Earls, Vice President	Present
Barbara Lehmann, Secretary	Present
Kate Avery, Treasurer	Present
Beau Alexander, 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 6:30PM.
- II. Homeowner Forum**  
None of the homeowners present addressed the board.
- III. Approval of Minutes**  
No Action
- IV. Treasurer's Report and Approval of Financials**  
**Action:** A motion was made, seconded and unanimously passed to approve the January 2017 and February 2017 financials. (Brown/Earls)  
**Note:** Kate Avery requested the cleaning service for the pool area be cut back until the pool is getting more use.
- V. Manager's Report:**  
A written report was submitted and brief verbal summary presented.
- VI. Committee Reports:**
- **Architectural Committee**  
No requests were submitted for review.
  - **Compliance Committee**  
No report
  - **Hospitality Committee**  
Barbara Lehmann requested Management send the homeowner at 8905 E. Seneca a welcome packet. Barbara reported a sign soliciting painting services posted just outside the community. She will lay down the sign and call the vendor to have it removed.
  - **Landscape Committee**  
Michael McGehee reported for the landscape committee. He stated two large trees along the north fence of the pool need attention. One has mistletoe and the other had dead limbs that need to be removed. He also reported the irrigation control box cannot be locked as installed. He reported the current landscape vendor was not licensed or insured. No one

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from the landscape committee has met with the landscape vendor or verified this claim. Management will update the board regarding this issue.

**Action:** A motion was made and seconded to seek a new landscape vendor. (Alexander/Lehmann) (For: Earls/Avery) (Against: Brown)

- **Splash and Website Committee**

Beau Alexander stated he has met with Mina Reeder, the previous Splash Board Liaison. Input for the Splash will be due on the Sunday after the monthly board meetings. Beau asked that each committee chairperson submit the names of their committee members for publication in the next Splash. The board email address has been updated and the change will be published in the next Splash. The Splash will not contain any additional contact information for the Board.

- **Pool Committee**

Jeff Brown reported a small leak in the men's room at the pool. He requested Management schedule an inspection of the roof. Jeff will check the pool gate for issues as reported by Paul Earls.

- **Security Committee**

Paul Earls reported the security equipment at the pool is not working. He was unable to watch the camera feed from the pool security cameras. He also reported the security gate was not working properly. Paul and Management reported several attempts to contact F&N Enterprises but no response has been received.

**Action:** A motion was made, seconded and unanimously passed to approve the search for a new security system for the pool. (Earls/Brown)

Paul also reported an incident where youth on trick bicycles were harassing a homeowner and causing damage to her perimeter wall. The riders come up out of the wash near the home and ride along the homeowner's wall. Paul will contact Paul Cunningham's office to see what preventative steps can be taken to make this area undesirable for this activity.

### VII. Old Business:

- **Fountain Repairs**

No action

**Note:** The Board requested additional bids be obtained by Management.

- **Park Amenity Replacement**

No action

**Note:** Paul Earls will call a meeting of this committee prior to the next Board of Directors Meeting.

- **Review of Pest Control Contract**

**Action:** A motion was made, seconded and unanimously passed to approve sending a 30 day notice to Critter Control. (Earls/Alexander)

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**VIII. New Business**

- **Rankin Security Contract**

No Action

**Note:** Rankin Security will increase their monthly service fee to \$360.00. This is an increase of \$8.00. The contract will remain in place.

- **Deck Recoating Under Pool Ramada**

No action. Bids are pending.

**IX. Next Meeting:** April 12, 2017

**X. Adjournment:** The meeting was adjourned at 7:32 PM.

**Respectfully Submitted,  
Suzanne Giedraitis, Community Manager  
HOA Management Solutions  
3/10/17 Version I**

**Fountain Park  
RESIDENT SIGN-IN SHEET    March 8, 2017**

Name	Address	Address the Board Yes/No	Signature
D. Parks	1949 W. Fountain PKDR	Yes/No	<i>D. Parks</i>
DIANA BROWN	1849 NE Evelyn Ave	NO	<i>Diana Brown</i>
Danna Alexander	1941 N Evelyn Ave	NO	<i>D Alexander</i>
Tom Sinnard	9050 E WAVERLY ST	N	<i>Thomas Sinnard</i>
Younkers	1928 Ranch	N	<i>Younkers</i>
<i>W. W.</i>	1805 FP		<i>W. W.</i>