

Fountain Park Homeowners Association

Board of Directors Meeting

December 15, 2016

Board Members Present

Jeff Brown, President	Present
Alice Homola, Vice President	Present
Marilyn LeRud, Secretary	Present
Mina Reeder, Treasurer	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. Phil Brown (Association Counsel)**
Note: Phil Brown spoke during the executive session about compliance issues concerning two homeowners.
- III. Homeowner Forum**
Two homeowners addressed the board. One homeowner reported the fountain was not functioning and wanted an update on its repair. The second homeowner discussed the possibility of the association using the school crossing light at the main entrance to deal with the difficulty of driving out of the community during the nearby school's pick up and drop of times.
- IV. Approval of Minutes**
Action: A motion was made, seconded and unanimously passed to approve the November 2016 meeting minutes with corrections. (Brown/Homola)
- V. Treasurer's Report and Approval of Financials**
Action: A motion was made, seconded and unanimously passed to approve the November 2016 financials. (Brown/LeRud)
- VI. Manager's Report:**
A written report was submitted and brief verbal summary presented. Jeff Brown requested management ask Critter Control for an updated contract for 2017.
- VII. Committee Reports:**
- **Architectural Committee**
One (1) request was submitted from Lot 162 for installation of a security door. The request was approved. (Reeder/Brown)
 - **Compliance Committee**
Alice Homola stated the December compliance drive has not yet been done. She continues to work with the compliance driver each month during the drive through of the community.

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- **Hospitality Committee**
Marilyn LeRud reported one (1) welcome packet was prepared and delivery is pending to the new homeowner. She also stated she would be organizing coffee and donuts for the Annual Meeting in January 2017.
- **Landscape Committee**
Jeff Brown reported a few minor leaks were repaired in the park. The trees are dropping leaves and this will be addressed.
- **Splash Committee**
Mina Reeder requested input for the December Splash be submitted by December 18, 2016.
- **Pool Committee**
Jeff Brown reported the pool deck repairs and recoating have been completed and a new pool pump installed. A bid to recoat the area beneath the ramada will be obtained. The yellow caution stripe at the step down in the pool area still needs to be repainted.
- **Security Committee**
Jeff Brown stated the security company was asked to note any activity at 1719 N. Wrightstown Place and report it to the police.

VIII. Old Business:

None

IX. New Business

- **Annual Meeting Mailing Review**
Discussion
- **Review of Returned Questionnaires**
Discussion
- **1719 N. Wrightstown Place**
Note: Bids for the repair of the damage to the association wall along Wrightstown Road are being collected.

X. Next Meeting: Annual Meeting: January 28, 2017

XI. Adjournment: The meeting was adjourned at 7:31 PM.

**Respectfully Submitted,
Suzanne Giedraitis, Community Manager
HOA Management Solutions
12/16/16 Version I**

December 14, 2016

Fountain Park HOA Treasurer's Report for period ending November 30, 2016

The operating fund balance as of November 30, 2016 was \$34,759.32. Total income for the month of November was \$11,430.57. Total expenses for the month of November was \$8669.58.

The Reserve Fund balance as of November 30, 2016 was \$140,090.20.

See November Balance sheet and income statement provided by the management company.

Mina Reeder

A handwritten signature in cursive script that reads "Mina Reeder".

Fountain Park HOA Treasurer

**Fountain Park
RESIDENT SIGN-IN SHEET December 15, 2016**

Name	Address	Address the Board Yes/No	Signature
K LaPlante	8901 - E Linden		K E LaPlante
PEARLS	1940 N. Fountain PK		DORIS
DARREN E ES 1215	"		
TOM SINNARD	9050 E WAVERLY	NO	Thomas Sinnard
Jerry Knopf	8991 E. Linden St 85715	NO	Jerry Knopf
Diana Brown	1849 NE Everly Ave	NO	Diana Brown