

# Fountain Park Homeowners Association

## Board of Directors Meeting

June 10, 2015

### Board Members Present

Jeff Brown, President	Present
Mina Reeder, Vice President	Present
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

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- I. Call to Order:**  
Jeff Brown called the meeting to order at 6:32 PM.
- II. Guest Speaker: TruTech Inc.**  
A representative provided an assessment of the prairie dog population in the park and the impact the animals are having on the property. He also answered questions from the Board of Directors and the homeowners who were present.
- III. Homeowner Forum**  
There were no homeowners who requested to address the Board of Directors.
- IV. Approval of Minutes**  
**Action:** A motion was made, seconded and unanimously passed to approve the minutes from the April 2015 meeting with one amendment. (Reeder/Ursiny)
- V. Treasurer's Report and Approval of Financials**  
A written report was submitted by Gene Bowman and read by Jeff Brown. Please see attached.  
No Action
- VI. Manager's Report:**  
A written report was submitted. A brief verbal summary presented.
- VII. Committee Reports:**
- **Architectural Committee**  
One request was reviewed. Lot 106 submitted a retro-active request for exterior paint.  
**Action:** A motion was made, seconded and unanimously passed to deny the request until several details could be reviewed with the homeowner. (Ursiny/Reeder)

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- **Compliance Committee**  
Nothing new was reported.
- **Hospitality Committee**  
No report given. There was discussion regarding the budget for this committee.
- **Landscape Committee**  
No report given.
- **Splash Committee**  
The May 2015 issue of the Splash was published and disseminated. Input for the June 2015 edition should be to be submitted by June 12, 2015.
- **Fountain Park Website**  
No report given.
- **Pool Committee**  
Two pool parties were held this month. The pool was reported to have been in need of additional cleaning this month.
- **Security Committee**  
No report given.

### VIII. Unfinished Business:

- **Pool Security Camera/ Access**  
**Action:** A motion was made, seconded and unanimously passed to approve the F & N Enterprises bid, in the amount of \$330.00, for the replacement of security camera #1 at the pool and to obtain a new username and password for review of the video footage by the Security Liaison. (Ursiny/Reeder)
- **Landscape Contract**  
No Action
- **Reserve Study**  
No action  
**Note:** There was discussion as to whether the Board needed a vote of the membership for the removal of the tennis courts. Jeff Ursiny reported a vote of the membership was necessary per the By-laws. Additional discussion included the means by which the Board could obtain input from the community regarding a better use for the tennis court space.  
**Note:** Management directed to obtain bids for the demolition of the tennis courts and the removal of the debris.

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- **Pool and Park Fence Painting**

No action

**Note:** Management directed to obtain two more bids on the pool fence repairs.

- **Ground Squirrel Removal Options**

No action

- **Audible Pool Gate Alarm**

No action

- **Pool Area Electrical Update**

- **Action:** A motion was made, seconded and unanimously passed to approve the Zimco Electric bid, in the amount of \$1,975.00, for the removal of the wiring in the pool area which powers the playground lamp post and the re-wiring of that lamppost in a safe manner. (Brown/Ursiny)

**IX. New Business**

- **Inspection Process and Compliance Letter Format**

No action

- **Petty Cash Account**

No action

- **Hand Wheel for Water Valve in the Park**

No action

**Note:** Jeff Brown asked that a hand wheel be requested from The Groundskeeper.

X. **Next Meeting:** July 8, 2015

XI. **Adjournment:** The meeting was adjourned at 8:02 PM.

Respectfully Submitted,  
Suzanne Giedraitis, Community Manager  
HOA Management Solutions  
6/11/15 Version I

## Sue Giedraitis

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**From:** Eugene Bowman <bowman9012@yahoo.com>  
**Sent:** Tuesday, June 9, 2015 10:17 AM  
**To:** the Board; Sue Giedraitis  
**Subject:** June Treasurer Report

Operating Fund balance as of 5/31/2015 was \$48,164 which included \$11,722 of prepaid assessments leaving about \$36,442 available to meet expenses. Total income for the month of May was \$11,967, \$80 less than budgeted but \$477 more than May expenditures of \$11,490. Year to date income through 5/31/2015 of \$62,380 exceeded expenses of \$54,956 for that same period by \$7,424.

Reserve Fund balance as of 5/31/2015 was \$76,430. The only expenditure YTD has been \$2,295 for trees in the park.

**Fountain Park  
RESIDENT SIGN-IN SHEET June 10, 2015**

Name	Address	Address the Board Yes/No	Signature
K LaPlante	8901 - E Linden	Yes (No)	K E LaPlante
Dianna Alexander	1941 W Evelyn Ave	NO	D Alexander
Mary Cinguemani	8960 E. Chauncey St	No	Mary Cinguemani
Sorrajya A. Beheshti	9011 E. Linden St		Sorrajya Anis Beheshti
Wendy Pritzke	9011 E. Waverly St	No	Wendy Pritzke