

THREE FOUNTAINS CORPORATION

President: Jeff Rickard
Treasurer: Kathy Mehlmann
Member at Large: Cassandra Rocha

Vice President: Barbara Florey
Secretary: Barbara Griswold

MINUTES March 27, 2018 @ 4PM

CALL TO ORDER / ESTABLISH QUORUM - 4PM

A. Homeowner's Forum

1. Barbara Griswold asked Chris if he had heard from the exercise company about the installation of the flooring. He said he had not and Kathy Mehlmann said that she has a phone call in regarding this.

B. Approval of Minutes - Board of Manager's Meeting, February 27, 2018 - approved

C. Updates and Reports

1. Property Manager's Report

1. 3262 - Homeowner requested an estate sale between March 25th and April 15, 2018 depending on the sale date and closing date of his unit - approved by Board by email on March 12, 2018
2. 6925 - The unit has sold and a contractor is flipping it and requesting approval to replace windows. - approved by Chris
3. 7005A - new door - approved by Chris
4. 3288 - homeowners asked that the large dying cactus and all rock between their front porch and the property line of the adjacent unit be removed. The owners will have Keesen amend the soil and plant some shrubs, install edging and mulch to match what has been used at Three Fountains entrances. Owners will pay and maintain the area. - approved by Board
5. 3384 - Chris and Toby met with owner to make final plans to place boulders on hill in front of unit to keep Keesen from mowing this area. Homeowner is taking over mowing responsibilities due to Keesen's mowing denuding the grass.

D. Unfinished Business

1. 3264 - Keesen evaluated the area in front of this unit for seed or sod to fill in mud areas and dying plants. It is possible the water line is tapped out and a zone change is needed to reach this area.
2. Keesen has begun on the SW corner of Oneida and Girard to amend the soil and mulch around the roots of trees. The wrong mulch was placed so it will be replaced.

E. New Business

1. Discussion of homeowners responsibility or HOA responsibility for redoing

landscape around individual units - Several years ago bushes were taken out and have not been replaced. The question arose as to who's responsibility it is to replace them and maintain them. Several years ago the Board established the policy that if a homeowner, who had requested maintaining the area or a homeowner who buys a unit that the previous homeowner was maintaining and they don't maintain it, it would be returned to the care of Three Fountains. To evaluate this need, Barbara Florey suggested that the Landscape Committee be the eyes to decide this. There was discussion as to how to pay for this and Toby Bargas suggested to Chris that budgeted money be put in escrow to fund this procedure. This could be evaluated in Spring.

Submitted by Barbara Griswold, Secretary

Meeting adjourned at 4:23PM

Next regular Board of Manager's Meeting is April 24, 2018 @ 6PM