

# THREE FOUNTAINS CORPORATIONS

## Board of Managers Meeting

March 28, 2017

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

Vice President: Barbara Florey  
Secretary: Barbara Griswold

### MINUTES

Call to Order / Establish Quorum - 4PM

#### A. Homeowners Forum

1. Peter Kandell is concerned about the parking situation in Lane 7 & 8. He is noticing trucks parked in the common spaces at all times of the day for hours at a time. Barbara Florey agreed that parking has been a problem in the southwest area of the complex for 2 years. Barbara would like to talk to John Florey again. He is the representative from the parking company who came and presented his company's concerns and abilities in 2016 for our parking situation. He was unable to help us due to the vague wording in our by laws regarding the word "temporary." The Board discussed rewriting the by laws to clarify the rules. Jeff will talk to Kim Porter, our attorney, about the legalities and if she knows what other condo units do about parking.

B. Approval of Minutes - Board of Managers Meeting February 28, 2017 - approved

#### C. Updates and Reports

##### 1. Property Manager

1. Chris contacted Comcast regarding the signing of the contract that would change our bill from \$302.11 to \$219.70 per month for 1 - 3 years. This bill includes the phone in the clubhouse, the fax machine, Chris and Toby's phones and WIFI. The 3 year contract was verbally verified with Chris. The Board asked for a contract in writing with a 3 year commitment. It was approved unanimously.
2. Keelson submitted a contract for spraying Three Fountains trees for Ash bore, Pine beetles, aphids and mites. Katy Conroy, who is chairman of the Landscaping committee, discussed the extensive research that she has done on these pests. Once these pests are seen on trees, it is too late to protect the trees. The budget allows \$5000.00 for extra expenses and this bill is \$10,000.00. The Board voted unanimously to approve this and discussed methods to pay for it.
3. Chris has been checking with CAI for classes for Board training.
4. 7027 A - An elaborate wrought iron fence has been requested which would encompass 2 feet of the common area. The board recommended that a picture of a fence that is in compliance with Three Fountains by laws be shown to the homeowner. The fence cannot be constructed to include common areas. - approved with modifications
5. 7041 - Homeowner wants to redo the area outside the patio. - approved
6. 3399 - The Landscape committee met with the homeowners and told them

that the property outside their unit belongs to Three Fountains and that the committee is committed to working with them to get the work done. Keelson gave a bid of \$900 for a water line to be placed from the existing irrigation system to water plantings. Jeff asked the Landscape Committee to pay for this out of their budget. They agreed.

7. 6989 - Homeowner wants to replant tall junipers that died for the previous tenant. Tenant must maintain plants. A clear screen door is requested. - approved
8. 3200 - 2 bids were obtained to fix the heaving floor. The Board approved the bid for \$6728 plus taxes and miscellaneous expense.

#### D. Unfinished Business

1. The roofs were discussed again in the hopes of being able to complete more in 2017. Jeff discussed our line of credit which is \$400,000 repayable in 10 months, the possibility presented by our CPA of selling stocks that are at a loss, and delaying putting \$20,000 into the Capital Fund until September. Kathy Mehlmann asked that we delay a decision on more roofs since we are over budget at this time.  
Jeff asked that in the future we change the way we refer to the roofs. He would like to refer to the units completed or done instead of the buildings since all the buildings don't contain the same number of units.

#### E. New Business

1. 0143-03 unit as posted in the accounting system - Three Fountains attorneys have recommended that we foreclose on the property. It would place a lien on the property to recover \$5214 in delinquent HOA fees. There is equity in the property. Each Board member signed the Board Resolution Authorizing Judicial Foreclosure form. The Board approved the foreclosure.

Submitted by Barbara Griswold, Secretary

Meeting Adjourned @ 5:25PM

Next Board Meeting April 25, 2017 @ 6PM