

THREE FOUNTAINS CORPORATION

Board of Managers Meeting 26 April 2016

President:	Abby Marsh	Vice President:	Jan Hiatt
Treasurer:	Jeff Rickard	Secretary:	Kevin Haight
Member at Large:	Kathy Mehlmann	Assistant Secretary for Recording:	Katy Conroy

Minutes

Call to Order / Establish Quorum, 6PM (Absent: Jeff Rickard)

A. Homeowners' Forum / Questions

What are the general routine or seasonal practices for gutter cleaning and sewer cleaning? Are homeowners notified in advance that this type of work is to be done on their building? If so, when do notifications go out to homeowners? Many bushes look unkempt or dying; when are bushes trimmed?

Chris' responses: Gutters are cleaned once a year, with no set schedule. If homeowners notice a problem with clogged gutters they can call the office. Sewers are cleaned between November and February. Notifications of planned work are slipped in front doors. Bush trimming is scheduled August through September. Leaf collection is typically a 6-week period from September through November.

Hand railings, porches and decks need to be painted. Homeowner expressed concern that *'the property looks unattended and not kept up'*. No response provided.

Two homeowners expressed appreciation for the staff's snow plowing effort during the last storm.

B. Approval of Minutes

Minutes of Board Meeting, 22 March 2016 approved.

C. Updates and Reports

1. March Treasurer's report accepted, subject to audit.
2. Property Manager
 - a. Right of First Refusal waived: 3261, 3326, 6933
 - b. Our staff can provide water access in area south of 6901 at minimal cost. Any new planting in the area is pending further consideration. No decisions made at this time.
 - c. Programming of new access cards is not yet complete. Abby will issue new cards in the clubhouse on the same dates and times as the pool pass distribution.
 - d. Engineer's report/recommendations:
 - 6985, brick wall repair, report received. No bids for work have been solicited as of this date.
 - 3309, report not complete.
 - Three other unnamed properties, awaiting reports.
 - e. 6933, mold in attic - of three bids received Brothers bid was accepted and approved.
 - f. 3312, grass continues to die in the area; Chris requested that the landscape committee offer suggestions to remedy the condition. Barbara Florey agreed to review and report back to Chris.
 - g. 3238 and 3236, residents requested they create and manage the garden area between their properties, approved.
 - h. Lane 8, tree collapsed onto porch; Chris solicited 3 bids for repair, received one response which was approved.

- i. 3399, Chris will solicit bids for removal of pine tree SE of property.
 - j. 3326, request for satellite dish installation on chimney, approved, subject to closing of sale.
3. On behalf of the landscape committee, Barbara Florey asked Chris to remove all the old irrigation equipment from the lane entrances along Oneida. Chris agreed to complete this for lane 1 entrance by 13 May. The other lanes will be done when the committee notifies Chris the planting in those lanes is ready to proceed. The Committee continues to work with Brickman to complete design for lane entrances along Oneida Way.
4. Jan Hiatt explained the pool pass distribution process; the record keeping and documentation that supports this process, and the reason passes are required. A flyer announcing the summer party will be mailed next month.
5. The creation of a new Finance Committee is underway; potential volunteers will meet with Mimi Karsh in May.
6. The process to abolish Three Fountains Covenant pertaining to Right of first refusal is finalized and was filed electronically in the Denver clerk and recorder's office on 30 March 2016.

D. Unfinished Business

1. Of the reported delinquent accounts, one has been paid in full, one is on a payment plan, one is continuing to work with Abby, and one is in collection and being handled by Three Fountains' attorney.
2. Abby will instruct Tony Beach to move our investments to the income with growth model that was approved at the March Board meeting, approved.
3. Chris distributed copies of the CO statutes governing the standards to be applied by non-profits in investments of their assets, and standards of behavior for HOA managers. Further discussion of this matter was postponed until the May meeting when Jeff Rickard will be in attendance.
4. As requested by a homeowner, the Board discussed and reviewed the rules governing Club House use to allow fund-raising activities to take place in the Clubhouse. The Board agreed to uphold the current resolution that disallows fund-raising activities.

E. New Business

1. General discussion regarding snow removal –
Landscaping committee requested snow not be piled on plantings and vegetation.
Homeowners expressed concerns and questions:
 - snow was not removed on weekend
 - snow was allowed to accumulate to depths that caused inconvenience and hazardous conditions for homeowners, including inability of some to get out of their garages
 - what is the schedule and sequence for plowing the lanes & sidewalks
 - can the routine be adjusted so the same lanes are not always the last to be clearedBoard members will address the concerns and questions and work with Chris & Toby to draft a plan for snow removal and storage that will be distributed to homeowners.
2. Chris published a survey in the newsletter asking homeowners for input to the restoration of the fitness room. In the future, all equipment must be commercial grade. Since our old stored equipment cannot be repaired and is not commercial grade, Chris will proceed with removing all of it.
3. Extending the pool season would incur additional costs, which are undetermined at this time.
No decision was made.
Toby Bargas' pool certification has expired; the request that he be re-certified was approved.

Meeting adjourned, 8:15

Next Regular Board Meeting: 24 May, 6PM