

THREE FOUNTAINS CORPORATION

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

Vice President: Barbara Florey
Secretary: Barbara Griswold

MINUTES June 26, 2018 @ 6PM

CALL TO ORDER / ESTABLISH QUORUM - 6PM

A. Homeowners Forum

1. Erwin and Tami Ettleman asked how information regarding Three Fountains activities was going to be handled in the future since the newsletter has been discontinued. Jeff said that LCM, Three Fountains Management Company, is working on setting up a new website. Toby will still send mass emails and emergency texts for those people who have given him their numbers.

2. Bill Wong asked about the progress on the FHA approval for Three Fountains. Jeff said that LCM sent the paperwork to FHA Monday and it could be approved in 48 hours.

3. Margie Clark thanked Toby and the crew for the continued wonderful maintenance of the pools.

4. The consensus of the residents present was that the tree trimming has made a tremendous difference and that the crew from Affordable Tree Trimmers has done a wonderful job of trimming, removing, and cleaning up.

5. Erwin Ettleman asked if overhanging trees could be trimmed by their unit. Jeff explained the priority of how the trees are being trimmed. He also asked about the bald spot in front of his unit. Jeff again explained that there is a priority with the largest and the ones that affect the largest amount of units to be done first. If homeowners are not satisfied with the efforts by Keesen on these areas, Toby said that the crew would try to revive them but that they need extra water. There is not always a spigot available for this purpose.

6. Toby has a call in to Keesen for the dead grass between Lane 9 and Lane 10 on Girard.

7. The homeowners present all agreed that the new plantings on the corner of Girard and Oneida Way looks beautiful.

8. The incline bench for the Exercise Room will be delivered by Friday.

B. Approval of Minutes - Board of Managers Meeting - May 22, 2018 - approved

C. Updates and Reports

1. Treasurer's Report - as of May 31, 2018 from the Unaudited Financial Statements

STATUS OF FUNDS:

Cash in Bank, Operating Fund	\$ 267,972
Cash in Bank, General Reserve Fund	\$ 329,613*
Investments, Capital Improvement Fund	\$ 941,966
Total Cash	\$1,539,551

*Increase in Cash primarily due to the Board authorizing the use of the UMB line of credit in order to pay for the roofing invoice received in early June 2018. \$220K drawn on the line of credit.

ACCOUNTS RECEIVABLE:

Assessments receivables - Net \$ 1,911

CURRENT MONTH INCOME - Operating Account:

Assessments \$ 84,692

Late Charges / Interest \$ 1,262

MAJOR VARIANCE THIS MONTH:

1.910200 Wage / Salary - Actual \$104,258 - Budget \$90,071 - unfavorable variance (\$14,187) due to 3 payrolls recorded as of 5/31 (extra week) and payment of vacation time to employee who no longer works for Three Fountains.

AGING REPORT:

4 accounts are at 30 days, 1 account if at 60 days, 1 account is at 90 days and was paid in June. All other accounts are current. All 30 day accounts are current. The HUD account had a closing scheduled for 5-28-18. (This did not happen).

Unaudited Balance Sheet, Income Statement, Budget Comparison and Accounts Receivable Aging Reports. The Financial Statements are on file with the Property Manager. The Treasurer's Report was approved.

2. Property Manager's Report - There is nothing waiting to receive work on over 30 days. The crew is working 5 days out.

3. Finance Committee - no report

4. Landscape Committee - Keesen began the planned project work for 2018 with the assistance of Toby and the crew. This includes Lane 1 island, Lane 1 entrance, and the corner of Girard and Oneida. Several wrong plants were delivered but the project should be completed soon. The goal of the Landscape Committee is to assist the Board in maintaining the lawns and gardens of Three Fountains, so the Committee is bringing to the Board's attention the following items that are detractors to the overall appearance of our community.

1. Overgrown and misshapen shrubs
2. Weeds growing within shrubs
3. Weeds in rocked areas
4. Weeds in sidewalk cracks
5. Dead Shrubs
6. Weeds in perennial beds
7. Unattended plants in perennial beds
8. Homeowner's personal gardens (outside their front and /or back entrances)
9. Problems with irrigation coverage resulting in dry and burned areas

The Committee does not know the details of the “Perennial Maintenance” referred to in the Keesen contract but it was thought that it would cover items 6 & 7. While this may not be an all-inclusive list, the Committee believes these poorly maintained areas are deserving of attention and it is recommended that the Board take action to remedy these unsightly conditions. Specific locations can be provided.

5. Pool Committee - Resident Signature Pages along with copies of the Rules and Regulations regarding the pools were available.

6. Welcoming Committee - no report

7. Nominating Committee - Jeff asked residents to consider volunteering for this committee as there will be an election in September.

D. Unfinished Business

1. Fountain by Lane 3 - The fountain has been repaired. Raphel, from the Three Fountains crew, made a new head, at no cost, to better distribute the water.

2. Sprinklers by 6901 - The roses seem to be dying although there is a drip irrigation system. Toby is to check and to replace a rose bush.

3. Lighting in Lane 1 entrance - Toby showed two displays of possible ways to light the lettering saying THREE FOUNTAINS. One option is to light from above and the other is to back light each individual letter. The vote of those residents present was to back light each letter at a cost of about \$250.

4. Website Update - Barbara Florey said that LCM is using a company that is extremely busy and is having trouble getting our site up and running. When it is complete residents will be able to have a personal log-in to pay HOA fees and fines and access information. Barbara wants to add photos. LCM will notify each resident when it is ready by mail.

5. Parking - Jeff shared his concerns about parking and the length of time that has been spent on this issue. According to Toby there are 4 cars that continue to “play the system”. The HOA does not have money to hire a company to monitor this for 7 days a week / 24 hours a day. The Board voted 4 to 1 to suspend parking restrictions for 30 - 60 days and let Jeff talk to Three Fountains attorney about renting designated parking spaces for \$350 per year. The income from this could pay for the asphalt resurfacing that is done regularly. The dynamics of the community is changing and many people have 3 vehicles and do not want to put them on the street due to vandalism that has happened to cars parked on Girard, Pontiac and Oneida.

E. New Business

1. Increase in Pool Usage and the Consequences

a. Cleaning - The crew is unable to clean the pools effectively in the mornings due to the increased usage. The Board voted to close the pools to swimmers from 7:30 - 9:30 to allow for this process. The gates will be locked and Toby will make signs stating the above. Toby will send out an email blast in the morning to inform residents.

b. Need for More Furniture - 2 tables were removed from the pool area several years ago to accommodate the pergola that was placed by the round pool. There is not money in the budget for new furniture at this time. Barbara Griswold asked the Finance Committee to allocate money on the 2019 Budget to replace the filtering system for the pools.

2. Bids for Roof Replacement in 2019 - All of the roofs that were replaced this year have been inspected. 5 buildings are on the list for 2019 with the possibility of more if the money

allows. Buildings 22, 35, 37, 3, and 26 are scheduled. Elise Fitchen and Jill Wisehart know roofers who want to bid.

3. Audit Related

a. Board approval of 2017 audit was done via email on 6-7-2018.

b. Board approval to retain Dix Barrett, & Stilltner P.C. for 2019 audit was done via email the mid June2018.

4. Toby's email - Toby will have a new email for residents to use to communicate with him. Chris's email will be deleted soon.

5. Summer Party - It was decided that there will be a summer party with possibly using a Food Truck. Volunteers are Barbara Griswold, Barbara Florey, Cassandra Rocha, Abby Marsh, Marjie Clark, and Lora Witt. Information will be forth coming.

Submitted by Barbara Griswold, Secretary

Meeting Adjourned at 7:40PM

Next Regular Board Meeting is July 24, 2018 @ 6PM