

THREE FOUNTAINS CORPORATION

Board of Managers Meeting 28 June 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

Absent: Jeff Rickard

Call to Order / Establish Quorum

Guests:

Kim Porter, Three Fountains Attorney, speaking in general terms about the property in collection, presented status update and suggested options that may be available to the Association. The property is currently under contract for short sale; Three Fountains does have a lien in place against the property; a new owner will be liable for back fees; Copalum compliance remains a cloud on the title as a covenant enforcement matter. The Board will meet in executive session with Kim prior to the the regular July meeting.

John Florey (no relation to homeowner Barbara Florey), President of the Parking Authority company, presented an overview of his company and the services they offer to address parking violations. No decision regarding this approach to the problem was made at this time.

1. Homeowners' Forum

2. Approval of Minutes

Board Meeting, 2016 *approved*

Special Meeting, 15 June 2016 (*postponed to July meeting*)

3. Updates and Reports

1. Treasurer's report accepted, subject to audit
2. Property Manager
 - a. Bids for maintenance storage area gates postponed due to lack of information about options.
 - b. Staff will remove pine tree located at corner of Oneida & Girard, timing undefined. Board member suggested tree located between 7041 and 7043 be removed at the same time for cost effectiveness, no decision was made at this time.
 - c. Removal of locust tree behind 6989, not approved.
 - d. 6985, Brothers Restoration, LLC certified there is no mold present in the home. Novatech Environmental awarded contract for asbestos remediation, approved.
 - e. Foothill Paving contract to service lanes 6, 8, 10, 11 approved.
 - f. 3200, uneven floor matter unresolved, pending further information.
 - g. 6901-B, staff will put water in area, homeowner's request for replacement planting undecided at this time subject to submission and approval of a plan.

- h. 3298, relocation of A/C unit approved by email prior to meeting date.
- i. Bids from Brickman presented at Board meeting;
 - i. Treat for ash borer, (timing not specified) approved.
 - ii. Treat for aphid and mites, (timing not specified) approved.
 - iii. Begin tree pruning program over three- year period, five eight-hour days, over one-third of property, (timing not specified), approved.
 - iv. Tree replacement at lane 1 entrance, not approved.
 - v. Rework soil and plant vinca in front of 3312 not approved.
- 3. Landscape Committee (*report filed*), no decision or actions taken at this time.
- 4. Pool / Activities Committee, pool is being used regularly, late pool passes are at a minimum, summer party was well attended and feedback indicates it is greatly appreciated.
- 5. Finance Committee (*report filed*)
Committee recommends roofing contract be awarded to B&M Roofing to start work in August, approved.

4. Unfinished Business

Abby requested input from Board members regarding snow plowing procedures.

5. Non-agenda items discussed with no decisions made

- 1. Comcast contract due for renewal 2018
- 2. Kim Porter confirmed Three Fountains may create a homeowner directory. Owners **MUST** opt-in with written permission for what information they want published.

Meeting adjourned 8:28 PM

Next Regular Board Meeting: 26 July, 6PM

THREE FOUNTAINS CORPORATION

Board of Managers Meeting –July 26, 2016
Treasurer’s Report as of June 30, 2016

STATUS OF FUNDS:

Cash in Bank, Operating Fund	\$ 149,692
Cash in Bank, General Reserve Fund	\$ 260,677
Investments, Capital Improvement Fund	\$ 874,934

ACCOUNTS RECIEVABLE:

Assessments Receivables	\$ 9,348#
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INCOME:

Assessments	\$ 84,692
Late Charges / Interest / Other	\$ (542)

MAJOR VARIANCES (MTD) FOR THE CURRENT MONTH REPORT:

“All budget variances are at or near budget except those described in last month’s report as well as 1.800300 (\$9,278) water and sewer due to repaired meter.

AGING REPORT:

1 Accounts over 30 Days, 1 Over 60, 1 over 90 and 1 Account in collection. All other accounts are current.

Prepared by: Jeffrey Rickard
Treasurer July 17th, 2016

References: Unaudited Balance Sheet, Income Statement, Budget Comparison and Accounts Receivable Aging Reports
Financial Statements on file with Property Manager

*Unaudited

represents a onetime deduction of \$2000 for allowance of bad debt which was a suggestion from our auditors.

LANDSCAPE COMMITTEE	6 June 2016
PRESENT: Barbara, Jan, Kevin, Katy	PURPOSE: lane entrance designs; 2017 planning

CC: 3F Board (6/21/16)

In this year, with the budget allocation granted to the landscaping committee we accomplished a major portion of our stated goal, which was to irrigate and plant the lane entrances along Oneida Way.

Working with Brickman, we have completed the following:

- Water access for irrigation to Oneida lane entrances 75% completed* \$9,528
- Planting lane 1 entrance \$5,317
- Irrigation to lane 1 plant bed, remaining 25% \$ 700
- Plants for front of clubhouse & pool area 200
- Lanes 1 & 4 schematic N/C

*The remaining 25% of irrigation cost will be billed at time the lane is planted.

The committee entertained the idea of completing the irrigation and planting of lane 4 during this planting season; however, given that the fixed labor costs are nearly three times the material costs, we concluded it would be frivolous to spend that much money for so little benefit. Therefore, we strongly urge the board to reserve the unspent 2016 landscaping budget allocation and add it to the 2017 landscaping budget allocation so we may continue our commitment to the community. We will continue to work through the summer to develop a plan and budget request to present to the board before the budgeting process begins.

The purpose of the landscape committee as stated in the governing documents is to enhance the environs by assisting the Board in maintaining the lawns, gardens and greenery of 3F. To that end, we bring the following items to your attention and request the Board take appropriate action to address the following issues.

1. We have a lot of brown grass – did Brickman apply Revive to our lawns at the required times?
2. There are many feet of the old, now unusable irrigation tubing along the length of Oneida that need to be removed before the new tubing can be installed. We thank Chris for having the old tubing at the entrance to Lane 1 removed last month, thereby enabling the installation of the upgraded arrangement now in place, and hope he will do the same for the other lane entrances along Oneida (Lanes 2, 3, 4, 11 and 12) in preparation for 2017 completion.
3. There are several established shrubs on the property that have ‘orphan’ plants growing up inside them. The ‘orphans’ need to be removed to improve appearance and maintain the health of the established shrubs. (see attached examples)
4. Many of the rocked areas have a lot of weeds growing in them that need to be eliminated. Is this Brickman’s responsibility? (see attached examples)
5. Planted beds at some lane entrances are being taken over by weeds & particularly thistles. We recommend the board have these removed before they destroy the healthy plants. (see attached examples)
6. Some planted areas that homeowners have created along the alleyways and front entrances are showing signs of neglect, in that they are overgrown, full of weeds and generally not attended to. (see attached examples) We urge the Board to make a concentrated effort to communicate with homeowners through the newsletter, individual notices, etc., to take care of the beds in a timely manner. We believe all these little things contribute to the sense of pride – or lack thereof – in our community.