

THREE FOUNTAINS CORPORATION

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

Vice President: Barbara Florey
Secretary: Barbara Griswold

MINUTES September 25, 2018 @ 4PM

CALL TO ORDER / ESTABLISH QUORUM

A. Homeowners Forum

1. Abby Marsh wanted to thank everyone who helped present a wonderful Summer Party which was held on Saturday, September 22, 2018. Those helping were Barbara Florey, Cassandra Rocha, Abby Marsh, Lora Witt and Barbara Griswold.

B. Approval of Minutes - Board of Managers Meeting for August 28, 2018 - approved

C. Updates and Reports - no Committee reports

D. Unfinished Business

1. Rental parking spaces and decision of cost - due to LCM's calculations, Three Fountains can rent 17 to 20 spaces to residents. The Board approved \$350 per year as the cost. It is a one time payment with no refunds. The specific parking spaces and all other ramifications of this process have not been decided. When the Three Fountains website is complete and all residents have their log in and password and are able to go to the link on the website to apply for a rental space, this process will begin. The entire community needs to be informed of the availability of this benefit.

2. Timeline for replacing the water system in front of the clubhouse - Barbara Florey said that the Landscape committee has been talking to Toby and has a plan in place. When Toby can buy a rototiller in 2019, from money allocated in the Budget, he will till the soil to allow for irrigation to happen. Toby asked if the crew could begin work replacing the dead plants in the garden near 3364 with sod. This was approved.

3. 3230 - flooded unit - Herb Phelps, homeowner at Three Fountains and Consultant on Three Fountains insurance addressed the letter from the insurance company of the owner of 3230, Shelter Insurance is asking Three Fountains for \$57,268.34 in damages. They have stated that Three Fountains has not maintained proper maintenance of the exterior of the unit. This design of townhouse has a design flaw that allowed debris to block drainage causing interior flooding. This was never discovered in this unit because the roof was replaced 6-8 years ago using the old style and this closed off access and viewing of this area. All of the other units of this design have been corrected. Jim Black Construction, who did the renovation, estimated the HOA responsibility for be \$27,235.00 for the interior. The Board voted to approve having Kurt Henderson, Three Fountains Farmers Insurance Agent, to begin negotiations and offer Shelter Insurance \$27,235.00 to be paid by Three Fountains. A claim would not be made to Farmers Insurance at this time. Due to the tremendous hail damage that continues each year in the Denver metro area, many insurance companies that have been insuring condominiums have stopped. The Board felt that having not replaced all of the shake roofs on the property

could cause our standing to be unsure for future coverage and the Board did not want to have a claim against Three Fountains Corporation adding to that concern.

Submitted by Barbara Griswold, Secretary

Meeting Adjourned at 4:53PM

Next Regular Homeowners Board Meeting is October 23, 2018 @ 6PM