

THREE FOUNTAINS CORPORATION

Board of Managers Meeting 27 September 2016 4 PM

President:	Abby Marsh	Vice President:	Jan Hiatt
Treasurer:	Jeff Rickard	Secretary:	Kevin Haight
Member at Large:	Kathy Mehlmann		

Minutes

Call to Order / Establish Quorum/4PM

A. Homeowners' Forum/No comments

B. Approval of Minutes

Board Meeting, 23 August 2016 approved

Executive Session with Three Fountains attorney, 1 September 2016 approved

C. Updates and Reports

1. Treasurer
August Treasurer's report accepted, subject to audit
2. Delinquent accounts
Jeff reported 2 accounts in collection, possibly another will be next month
3. Accounts in collection
Abby has been in touch with all but 1 of the accounts; others have either made payments or are caught up; 1 has been sent to attorney and homeowner has been advised no additional fees will be deferred
4. Property Manager
 - a. 7041 tree removed
 - b. Replacement crabapple tree planted
 - c. Met with Parking Authority President; walked property; gave copy of 3F rules and regulations, they can't help, there are too many gaping holes, haven't heard back
 - d. 3200 - received 2nd engineering report, mostly the same as others; difficult to get concrete contractors to look at due to busy construction season
 - e. 3252 determined drywall damage was from previous roof leak, repair/painting completed
 - f. Pool inspection – additional signage required, in process.
 - g. Ratification of matters the Board approved by email between meetings:
 - 3257 bush removal, completed
 - early pool closure, approved
 - 6965 bush removal requested, not approved
 - replace clubhouse air conditioner approved and completed
 - h. Architectural requests approved by Property Manager
 - 3326, front door paint

- 3354 repair or replace garage door; must blend in with others in building
- i. 3399 requested tree stump be ground down, cost \$585 approved
- j. 3399 requested mulch and decorative grass in area where tree was removed; Unstructured discussion took place, no decision made at this time.
- k. There are several areas (unspecified) where a sidewalk ends at a parking space; difficult/hazardous for pedestrians; request to change that parking space and a few other similar places as no-parking areas; total 5-6 parking spaces will be lost; approved
- l. 3378 - landscaping plan submitted, owner has paid for and will maintain plants; approved

Other Business

Abby checked with attorney re: portable (non-permanent) handicap ramp at end of sidewalk into parking area at lane 4, near 3232. Those ramps are not recommended because of uncertain stability/quality of construction. The owner does have other access points to/from their unit.

Meeting Adjourned 4:35 pm

Next Regular Board Meeting: 25 October, 6 PM

THREE FOUNTAINS CORPORATION

Board of Managers Meeting – October 25, 2016
Treasurer’s Report as of September 30, 2016

STATUS OF FUNDS:

Cash in Bank, Operating Fund	\$ 107,983
Cash in Bank, General Reserve Fund	\$ 352,395
Investments, Capital Improvement Fund	\$ 886,954

ACCOUNTS RECIEVABLE:

Assessments Receivables	\$ 14,580
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INCOME:

Assessments	\$ 84,692
Late Charges / Interest / Other	\$ 140

MAJOR VARIANCES (MTD) FOR THE CURRENT MONTH REPORT:

“All budget variances are at or near budget for the current report.

AGING REPORT:

0 Accounts over 30 Days, 2 Over 60, 1 over 90 and 2 Accounts in collection. All other accounts are current.

Prepared by: Kathy Mehlmann
Treasurer October 7, 2016

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

*Unaudited