

THREE FOUNTAINS CORPORATION

Board of Managers Meeting

October 25, 2016

President: Jeff Rickard
Treasurer: Kathy Mehlmann
Member at Large: Jan Hiatt

Vice President: Kevin Haight
Secretary: Barbara Griswold

MINUTES

Call to Order / Establish Quorum - 6PM

There were 12 homeowners present.

A. Homeowners Forum

Jeff wanted to present his goals and vision for the board and the homeowners so that there could be response. He stated that he wants to keep Chris, the property manager and his team because they are doing a tremendous job. He wants to keep LCM. He stated that the priority at this time is the roofs and the need to maintain Three Fountains reserves. He stated that he is committed to the quality of the community which also includes the landscape, the pools and the fences. He wants to maintain a respectful manor at meetings and asks to be held accountable as well. He hopes to address all concerns to the board in a timely fashion. He realizes that all members of the board will not always agree and that that is healthy for growth but if he is on the losing side of a vote he hopes to be able to accept the decision and move forward without complaining within the community. Kevin also stated that he supports varying opinions as a good thing.

B. Approval of Minutes

Board Meeting, September 27, 2016 - approved

New Board Member Meeting, October 5, 2016 - approved

Joint Meeting of the Board of Managers and the Finance Committee - approved with corrections

C. Updates and Reports

1. Treasurer

a. The financial condition of Three Fountains was presented. It is at or near budget. There are two accounts in collection, 2 accounts over 60 days and 1 over 90 days. The financial reports are unaudited.

b. 3285 - The short sale fell through. Three Fountains is still losing money. There is a lien on the property due to the wiring having not been corrected.

2. Property Manger

a. 4 roofs have been completed They are working on the 5th and 6th. Gutters will begin soon.

b. 6971-B - An unauthorized garage sale was shut down. Approval is needed in the future by email.

c. 5 parking spaces will be lost due to the stripping of the asphalt to allow for access to the sidewalks.

d. Direct TV will no longer be able to place their dishes on the chimneys. They were bought out by AT&T their policy states that they can't climb on the roofs. Further discussion was tabled until next month as to where dishes should be placed.

e. Chris has requested that Three Fountains begin a service to homeowners to help them know when work will be done that has been requested by sending a postcard with an order #, a date to start and with a written follow-up for homeowners to express their satisfaction.

f. Jeff thanked the crew for removing the trash and belongings that renters left in the lane behind their unit.

3. Landscape committee - no written report submitted

The committee posed two questions to Chris:

a. Since Brickman has been absorbed into a national company, will we still have Brickman's warranty on the work they did on Lane 1? Chris responded that the warranty remains in place.

b. Brickman replaced dead mugos in Lane 1 with the wrong species. Katy asked what is planned for correcting that? Chris said he would look into it and report back to the committee.

4. Finance Committee

a. Committee is hopeful of having all bids available to be able to plug them into the budget for the final budget meeting on November 8, 2016 at 4PM.

b. Cassandra has been working with Herb Phelps, a 3F homeowner, who has worked with 4 insurers and has narrowed it down to 1 company. He will have a proposal to Cassandra by Thursday of this week.

D. Unfinished Business

1. 3200 - Carpet will be replaced as a temporary solution for the holidays. Three Fountains asked for it to be removed to be able to access the damage to the concrete. The homeowner has gotten a bid for \$1300. Chris will try to get bids this winter to fix the concrete. The owner has stated that she will consider a lesser option of repair if she can be assured that if the repair fails in the future it can be repaired again.

E. New Business

1. The maintenance dumpster was moved to next month due to homeowner not being able to be present to voice his concern.

2. Email to homeowners - The response to the email that Chris sent out to encourage members to use email for all correspondence that doesn't have to be sent by regular mail went from 30 - 98 homeowners.

F. Other Business

1. 6985 - Homeowners are requesting that they be allowed to replace the fence that exists now knowing that it is longer than the standard fence and that they will have to pay part of the expense. They are asking to be allowed to get outside bids and a bid from the crew at Three Fountains. It was approved.

2. Kevin researched the Bylaw 5.4 to decide if it is required that Three Fountains must provide exercise facilities. It is unclear. It was tabled.

3. Margie Clark thanked the board for the money and men to clean up the fountain area behind her unit. She wanted to know if the landscape committee was planning on doing all entrances and she requested a recumbent bike and treadmill for the exercise room if possible.

4. Donna Dillenback congratulated the new board.
5. Barb Florey asked again to consider the parking situation as it is getting worse.
6. Chris is putting an article in the newsletter to remind pet owners to use a flashlight when walking their dogs this time of the year so that they are able to pick up their dogs poop.

Submitted by Barbara Griswold, Secretary

Meeting Adjourned 7:12PM

Budget Meeting November 8, 2016 @ 4PM

Next Regular Board Meeting November 29, 2016 @ 6PM