

THREE FOUNTAINS CORPORATION

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

Vice President: Barbara Florey  
Secretary: Barbara Griswold

MINUTES  
December 18, 2018 @ 6PM

CALL TO ORDER / ESTABLISH QUORUM - 6:04PM

A. Homeowners Forum

1. Nancy Atkisson wanted to thank the crew for cutting down a tree in front of her unit that was very overgrown.

2. Julia Smissen asked the Board to help her find a solution to replacing the half round window on the front of her unit on the second floor. She has had 2 vendors come out and measure and assure her that the work can be done only to have them return saying that the side lights are at too steep of an angle and due to new materials and manufacturers not doing that kind of custom work, it can't be replaced as is. Letters were sent to the Board by both of these vendors stating this. Lowes has said that the two vendors that they use cannot replace the window as it is either. Julia's preferred vendor would like to replace the glass in the sidelights with matching brick or stucco. Toby says that the brick on most, if not all, of the buildings cannot be found. This replacement will change the look of the existing facade but will not result in any structural changes. It is proposed that this replacement would be at the homeowners expense and that the replacement of the side glass would be done by Three Fountains stucco vendor. This will affect any other homeowner wanting to replace this window as well. The Board will vote on this by email within a week.

B. Approval of Minutes - Board of Managers Meeting for November 27, 2018 - approved

C. Updates and Reports

1. Treasurer's Report - from the November 30, 2018 Unaudited Financial Statements

STATUS OF FUNDS:

Cash in Bank, Operating Fund	\$ 120,163
Cash in Bank, General Reserve Fund	\$ 56,096
Investments, Capital Improvement Fund	\$ 929,224
Total Cash	\$1,105,483

ACCOUNTS RECEIVABLE:

Assessments Receivables	\$ 3,019
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LONG TERM LIABILITIES:

Line of Credit	\$ -0-
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Line paid off - \$149,266

CURRENT MONTH INCOME - Operating Account:

Assessments	\$ 84,692
Late Charges / Interest	\$ 1,336

MAJOR VARIANCES YTD ACTUAL TO YTD BUDGET PER THE CURRENT MONTH REPORT:

- 1.800300 Water and Sewer - Actual \$96,413 - Budget \$82,000 - unfavorable variance (\$14,413). Water usage is high over the past few months. In September and October of 2017, 796,000 and 370,000 gallons were used respectively. In September and October 2018, 1,746,000 and 1,154,000 gallons were used.
- 1.940206 Sewer Lines - Actual \$6,793 - Budget \$1,000 - unfavorable variance (\$5,793) due to labor and some parts needed for water main break fix.
- 1.940209 Waterline Repair - Actual \$22,057 - Budget \$11,500 - unfavorable variance (\$10,557) - due to the replacement and repair of a water main break.

Overall Operating account favorable budget variance is \$18,650.

AGING REPORT:

1 account is at 60 days and 1 account is at 90 days and a deposit has been made on 12-05-2018 on the 90 day account.

Prepared by: Kathy Mehlmann, Treasurer - December 17, 2018  
The Treasurer's report was approved.

Unaudited Balance Sheet, Income Statement Budget Comparison, and Accounts Receivable Aging Reports - the Financial Statements are on file in the Property Manager's Office.

The extra water usage was for grass and mud spots due to the drier summer maintenance and repair.

An extra \$6,000 was spent to update the sewer system after the break in Lane 3 to reduce breakage in the future.

2. Property Manager's Report - everything is good, so no report
3. Finance Committee - no report
4. Landscape Committee - no report
5. Pool Committee - no report

D. Unfinished Business

1. Parking Lottery - A letter was sent to residents informing them of how to apply if they want to be considered for one of the 18 reserved parking spaces within the community.

2. Three Fountains Insurance - Herb Phelps has contacted 5 insurance agencies and has been turned down to insure Three Fountains due to the amount of buildings that still have shake roofs. Three Fountains existing insurance company, Farmers, has not gotten back to Herb. If Farmers does not insure Three Fountains, Herb will look into a high risk insurance company but the increase in cost could be from \$90,000 to \$160,000. The Board will meet in January 2018 to discuss what to do after all information is received regarding insurance, how many roofs remain and the cost of these and financial considerations.

3. 3230 - The letter was sent to the homeowners insurance attorneys by Three Fountains offering to pay a specified amount. This was declined. Three Fountains insurance company, Farmers, is negotiating with their attorney to decide whether Three Fountains will make a claim or pay out of pocket for the damages.

4. Jeff wanted to thank Toby and the crew for the leaf pick up that they did after Keesen failed to get the leaves up in a timely fashion.

5. A letter will be sent in January to residents regarding what should not be put down toilets. There has been two sewers that have back up into residences recently due to putting sanitary wipes down the toilets.

E. New Business

Submitted by Barbara Griswold, Secretary

Meeting was adjourned at 7:02PM

Next Regular Homeowners Board Meeting is January 22, 2018 @ 6PM.