



Three Fountains

May – June 2015



Pride in Our Community

Reminder: It's Time to Get Your Pool Pass

The times to pick up your Pool Pass for the 2015 season are coming up soon. The pool pass program is going into its' fourth season and has resulted in more enjoyable pool use by our residents and their guests. When everyone using our pools has a pass, everyone knows that everyone is **authorized** to be using the pools. Pick up **your** pool pass in the clubhouse.

- May 9th - (Saturday) between 9:00 am and 1:00pm
- May 17th - (Sunday) between 1:00pm and 4:00pm
- May 30th – (Saturday) between 10:00am and noon



The pool committee members will be issuing pool passes so please get yours on the dates listed above. A \$5.00 charge will be imposed to those failing to obtain one at the scheduled times.

And Please Don't Forget the Picnic

If you haven't already marked your calendars for the **Annual Community Picnic**, please do so. The gathering will be held at the clubhouse on Saturday June 13th and the commencement of the festivities will begin at 4:00 pm. Come enjoy the food and catch up with or meet your neighbors.

What? No Quorum?

The 2015 Semi-Annual members' meeting was sort of held on March 24th in the clubhouse. For the first time in anyone's memory that we have spoken, there were not enough homeowners present or by proxy to make a quorum. Without a quorum, it can't really be called a meeting in the world of HOAs' Quite a few homeowners were in attendance so Abby Marsh, Board President moved through the normal agenda as an informal informational exchange. Jeff Rickard, Board Treasurer, gave a lively and informative report on the financial condition of Three Fountains. Committee members gave reports as well. The only business that was to be voted on was approval of the minutes from the Annual Members meeting last September. These minutes will now have to wait for approval at the next Annual meeting in September.

Why Not?

There are different schools of thought on the absence of a quorum at a Members meeting. One is that if there isn't a quorum, the HOA must be operating in a satisfactory manner. Other reasons may be scheduling conflicts or that you believe your input and attendance doesn't matter. You are a member of a corporation and your input does count. Without the ideas, concerns and participation of the members of the Association, the Association only carries on with business as usual. Sooner or later a quorum must be established to elect Board Members. Please consider attending regular Board meetings and the Annual AND Semi-Annual members meetings. If you have comments either good or bad about the association, please pass them on to a Board Member or the Property Manager. Your comments WILL be heard. You may even put comments through the mail slot at the shop anonymously. They too will be passed on to the Board.

Board Meeting Minutes Summary

February 2015

Minutes of 27 January 2015 - Approved.

Treasurer's Report accepted as submitted, subject to audit

Property Manager Report

1. Roofing inspection contract signed and sent to Wiss Janney Elstner & Assoc.
2. Turf Management contract has been awarded to Brickman with condition.
3. Architectural requests:
 - a. 3360 request to replace patio cover with shingles approved with condition.
 - b. 3272 replacement of garage door approved Three Fountains will paint.
 - c. 3218 installation of dedicated electric line on exterior of building approved.
 - d. 3334 request to remove sick bushes approved.

Committee Reports

1. Finance Committee recommendations, accepted by Board:
 - a. \$176,383 be added to current portfolio managed by UMB
 - b. All contracts for non-recurring expenses in excess of \$5,000 to be reviewed by committee, prior to Board approval. All utility expenses are exempt from this review.
 - c. Contracts for \$5,000 or less need not be reviewed by Finance Committee, but must be approved by Board.
 - d. Contracts in emergency situations, e.g., water line breaks, can be approved by Property Manager regardless of amount.
2. Welcoming Committee request to move binders containing 3F governing documents from clubhouse basement to library, approved.
3. Pool/Activities Committee announcement of dates:
 - a. Pool passes distribution: May 9, 9-11am; May 17, 1-4pm; May 30, 10am -12noon
 - b. After June 1 late fees will apply to any and all pool pass requests.
 - c. Summer party scheduled for June 13, 4pm - ??

Unfinished Business

1. Parking Rules Issues – Matter is taken under advisement. No action at this time.

New Business:

1. Right of First Refusal (ROFR) options from attorney were presented. Kevin voiced an objection to retaining the ROFR at all, and requested Abby ask the attorney to provide reasons why we should retain it. Further discussion postponed until the April Board meeting.
2. March Meeting Schedule:
 - a. Regular Board meeting, 24 March at 4PM
 - b. Semi-Annual General Membership meeting, 24 March at 7PM

Other discussion: Request from homeowner to remove the lock from door of the exercise room. Board decided to remove doors from both exercise rooms; request from different homeowner to move exercise room(s) to library discussed and tabled; scope of discussion enlarged to consider concerns from female owners of inadequate lighting in lower level of clubhouse; Property Manager directed to research lighting lower level of clubhouse and report to Board.

Meeting Adjourned at 7:32 PM.

March 2015

Minutes of 24 February 2015 – Approved

Treasurer's Report accepted as submitted, subject to audit

Property Manager Report

- a. Roofing Report from Wiss Janney Elstner & Assoc. is due next week
- b. The Board approved Chris' soliciting bid from Wiss Janney Elstner to provide consultant services for roofing project. 2 other firms supplied information during request for inspection and report.

- c. Board had approved Brickman lawn maintenance contract addendum. Chris and Brickman walked property to review damage caused by Brickman. Brickman agreed to repair damaged areas.

Committee Reports

Finance Committee

-Mimi Karsh read the report. Mimi requested the e-mail approval of the Brickman addendum be attached to the minutes. The Board made no decision on the request.

Discussion ensued about the Finance Committee preparing an RFP for the next property management contract. The Board made no decision.

Other

-Abby Pointed out that Chris reports to the Board and requests of Chris by any committee be directed to the Board.

The Board approved Abby's request to have Myra Lansky (corporate attorney) draft a document that makes it incumbent on the first buyer of 3285 to complete the copalum installation.

Meeting adjourned at 4:40 PM.

This is a summary of the minutes. To read the actual minutes please visit www.threefountains.hoa.com where they are updated every other month or they are also located in the Library in print form once approved.

Roofing Meeting Notes

A special meeting was held on April 14th to discuss the report from the inspection of the roofs that was recently performed by a roofing **consultant**. Notice for that meeting was given via mailboxes on April 3rd. An excellent turn-out of approximately 55 homeowners attended in addition to the Board and Finance Committee members. Mike Groditski of Wiss Janney Elstner & Associates, who inspected the roofs, brought samples of roofing material that he recommends as a replacement for the cedar wood shake shingles that are presently on our roofs. These shake shingles are contributing to the high cost of hazard insurance that the HOA pays. Discussion of the report was given and many homeowners had questions and suggestions on what the HOA needs to do moving forward. A suggestion to perform a cost/benefit analysis regarding the types of shingles available and timing of roof replacements vs. insurance savings over that time frame was suggested. Data gathering from insurance companies has already begun. No decision was made on exactly what types of materials to use or exactly when the project might start. The good news is that the report indicated we can wait until 2016 to start as long as we do some repairs fairly soon on the existing roofs. In the meantime, the samples of the materials that were provided are currently in the Property Management/Maintenance Building for your review.



Fitness Room Access

The doors have been removed from the fitness rooms at the request of a few homeowners and approved by the Board of Managers. Requiring an access card to enter the clubhouse anyway, it seemed redundant and inconvenient to continue to lock these doors. The equipment and the use of the fitness rooms are "at your own risk". Please be careful and report ANY problems with any of the equipment.

Members of the Board

Your board members and their terms:

Abby Marsh	President	2016
Jan Hiatt	Vice President	2016
Jeff Rickard	(interim)Treasurer	2015
Kevin Haight	Secretary	2017
Kathy Mehlmann	Board Member at Large	2016

Board of Managers Meetings

May	26.....		6:00PM
June	23.....		6:00PM
July	28.....		6:00PM
August	25.....		6:00PM
September	29.....	Regular Board Meeting.....	4:00PM
September	29.....	Annual Meeting.....	7:00PM