

FOUNTAINS BOARD OF DIRECTOR'S MEETING

May 09, 2022

The meeting was called to order by Barbara Stayton, chairperson, at 3:00 P.M. A quorum was present: Barbara Stayton, Irene Jordon, Treasurer, and Paul Brock, Maintenance. Also present were Jim Cunningham, Landscape, Judy West, Resident Information and Communication and Julie Helle, Secretary. Elena Madden, Assistant Treasurer, Jean Madrid, Assistant Maintenance, Joan Matthews, Newcomers, and Bill Norton, Neighborhood Watch were all excused. Residents present were: Lee Cunningham, #34, Dottie Francis, #66, Lorry Christian, #67, Neal Sanders, #5, Susan Reinhart, #20 Millie Grauel, #43, and Patty McIntosh, #46.

Patty McIntosh, #46, asked if the board had received the written Certa report; Paul Brock responded that it is expected this week.

Secretary Report: Julie Helle: Julie requested that the secretary report from the April meeting be approved. The motion was made, seconded and approved.

Assistant Treasurer Report: Elena Madden: 110 units have paid in full.

Treasurer Report: Funds on Hand at April 30, 2022:

a. Total Reserves Funds on Hand	\$518,448.44
b. Total Operations Funds on Hand	\$113,125.40
c. Total Funds on Hand	\$631,573.84

Check numbers 3727 through 3749 were issued for a total of \$37,037.13. There were no reserve payments in April. There were no debit card charges in April. Checks outstanding at month end totaled \$8,565.44.

Newcomers Welcome, New Residents: Judy West: Unit 82 has been sold.

Landscape Report: Jim Cunningham: Jim is resigning as head of the landscape committee as of June 30, 2022. The upper fountain motor has burned out; Jim may seek bids to replace it this week. Brightview does the maintenance currently; there was a brief discussion if maintenance of the two fountains might be better handled by experts in fountain and pond maintenance. This can be addressed when the contract with Brightview is re-done.

A Star Magnolia tree and bushes will be placed by units 19 and 20. Susan Rinehart, #20, asked what kind of bushes; Jim told her either Azaleas or Rhododendrons, he will let her know. A tree will be removed near units 71-74 by Elite Tree Services. Trimming of trees near Units 81-84 is not done yet.

On Thursday May 12, the Oregon Department of Agriculture will spray for Japanese Beetles.

Maintenance: Paul Brock: The pest control spraying for ants by was completed by Summit. Carpets in the common areas will be cleaned by Cleanway Carpet Cleaners, possibly the week of May 23rd. Greg Arnason of Quality Window Cleaning Service will be washing windows beginning on May 18th. Volunteer Dave Smith, #25, will handle window screen repairs and will notify residents of same. Dottie Francis, #66, asked if the tabs are to go on the inside or outside of the screens. The response was that the tabs should be on the inside so the screens can be quickly removed in case of an emergency.

Power washing is done; much thanks to Dave Smith, Bob Markel, Bill Norton and Jim Cunningham for doing this.

Pedestrian Doors in the garages damaged in break ins: doors and door frames for Garages 1, 2, 3, 4, 5, 6, and 110 have been replaced. Door frames for Garages 11, 12, 27, and 103 were able to be repaired. HOA Services did this work at a total cost of \$12,255.26. Replacement doors and door frames have been ordered for Garages 13 and 14 which will be an additional cost.

CERTA stated that they agree with the repair proposal submitted by HOA Services to repair the cracks in the masonry veneer on Buildings 15480 and 15655 at an estimated cost of \$4,741.12. The motion was made, seconded and approved to have this work done at a cost not to exceed \$5,000.00. If more work is required on the brick veneer, that will be considered separately.

Old Business: Ductless H/C Resolution: A resolution has been drafted listing the minimum criteria required to install these units. Barbara Stayton read the resolution and a brief discussion followed. A motion was made, seconded and approved to adopt the resolution as written. It will be posted on the web site and included in the next Fountains Forum. (A copy of the resolution is also provided below.) Residents are strongly encouraged to use Able Heating and Cooling if they plan to install one of these units. Able Heating and Cooling has installed several units in the Fountains and in units with the same floor plans as ours in nearby communities, so they are familiar with how to install in our condos.

New Business: Privacy Screen Resolution: Our deck rails do not provide as much privacy as the wood slats did. The board will establish criteria to assure a uniform appearance for owners of upper decks only who wish to install privacy screens. This will be further addressed at the next board meeting.

We are required to have our by-laws written in gender neutral language. Our lawyer, Stuart Cohen, will begin work on this. Mr. Cohen also recently sent us a letter describing the importance of always assuring that any hired workers, contractors, and companies who do work for the Fountains have the proper licensure, credentials and insurance.

Chairperson Barbara Stayton asked if anyone has information they would like in the forum that will come out soon. She also announced that there will not be a meeting in August.

Next Meeting: Monday, June 13th 2022 at 3:00 P.M. in the conference room of the clubhouse.

Meeting adjourned: It was moved, seconded and approved to adjourn this meeting at 3:46 P.M.

Respectfully Submitted, Julie Helle, Secretary

(See below for the resolution concerning ductless heating and cooling systems)

**ASSOCIATION OF UNIT OWNERS OF
FOUNTAINS AT SUMMERFIELD CONDOMINIUM
RESOLUTION DUCTLESS HEATING AND COOLING SYSTEMS
(MINIMUM CRITERIA)**

WHEREAS, Article 5, Section 2(m) of the Bylaws states that “the Board of Directors shall have authority to carry out and be responsible for the following matters: Promulgation of rules and regulations governing the condominium and use thereof which shall be consistent with the restrictions set out in Article IX of these Bylaws”; and,

WHEREAS, for the health, safety, welfare, comfort, and convenience of all Owners, the Board wishes to establish criteria for the placement of ductless heating and cooling systems on the patios and balconies of an owner’s unit.

WHEREAS, the Summerfield Civic Association Architectural/Landscape Manual provides:

2.16 Climate Control: Placement of heat pump, condenser units, and portable air conditioning units shall receive special consideration to ensure appropriate visual screening and noise attention to the neighboring residential units and areas. Use of solar heating systems is acceptable provided that the panels or collectors are integrated into the structure with regard to overall appearance and design. All exterior climate control equipment and solar units must be approved by the Board of Directors prior to installation. The City of Tigard requires a mechanical permit that complies with state and federal regulations for installation of heat pumps and air conditioners.

NOW, THEREFORE, BE IT RESOLVED THAT, Owners may install ductless heating and cooling systems in accordance with the following criteria:

Ductless Heating/Cooling System Criteria

Outside compressor dimensions:	Not to exceed 42” W x 20” D x 38” H
Outside compressor location:	The compressor can be located on the deck/patio or on a concrete slab next to the building. If the compressor is located on a deck/patio, a hose must be attached to the compressor to drain the condensation to the landscape.
Weight of compressor:	150-200 pounds
Sound Level from compressor:	Not to exceed 65 Decibels
Exterior pipe (“line hide”) from compressor to building:	Must be painted to match the trim of the building.
Opening left in the exterior of the building when heat/pump is removed from wall sleeve:	The exterior grill no longer used by the heat pump may remain in place. The wall sleeve must be blocked and insulation must be installed inside the wall sleeve.

FOUNTAINS BOARD OF DIRECTOR'S MEETING MINUTES

April 11, 2022

The meeting was called to order by director Barbara Stayton at 3:00 P.M.

A quorum was present: Directors Barbara Stayton, Chairman, Irene Jordon, Treasurer and Paul Brock, Maintenance. Officers present were: Julie Helle, Secretary, Elena Madden, Assistant Treasurer, Jean Madrid, Assistant Maintenance, Jim Cunningham, landscape, and Bill Norton, Neighborhood Watch Coordinator. Joan Mathews and Judy West were excused.

Residents present: Lorry Christian, #67; Dottie Francis, #66, Ann Arnold, # 41, Patricia Goytia, #16 and Patty McIntosh, #46. Patricia Goytia addressed the board about a branch lying on a roof. Jim said he would have a tree person address it.

Secretary Report: Julie Helle moved that the minutes of the March 14, 2022 minutes be approved. The motion was seconded and approved.

Assistant Treasurer Report: Elena reported that 110 units paid in full in March.

Treasurer's Report: Funds on Hand at March 31, 2022:

d. Total Reserves Funds on Hand	\$505,924.26
e. Total Operations Funds on Hand	\$115,162.04
f. Total Funds on Hand	\$621,086.30

Check numbers 3709 through 3726 were issued for a total of \$34,901.67. There were no reserve payments in March. There were six debit card charges for \$624.23. In addition, there was a single EFT withdrawal for 2021 tax payment to IRS for \$101 and a deposit of \$5.99. Checks outstanding at month end totaled \$6,240.48.

As approved by Board in March, there was a transfer of Reserve funds from Home Street Reserve Money Market to On Point Reserve account of \$50,000. A motion was made, seconded and approved to accept the treasurer's report.

Neighborhood Watch Area Coordinator: Bill Norton: Units 61-70 have a new block captain: Karen Black, Unit 68.

Newcomers Welcome/new residents: There is no one new this month.

Landscape Report: Jim Cunningham: Trees have been replaced in the following areas: a Paperback Maple by the bench, and where the trees were removed near Fountain Wood, two Dogwood trees and Alaskan Cedars. A stump has been removed by the

utility boxes. The sidewalk washing project was discussed. Several maintenance committee members have worked many hours to do this and it is nearing completion. One owner will be re-imbursed for gas.

Maintenance Report: The building envelope inspection has been rescheduled from April 14 to April 21, 2022.

We are still in the planning stages of a project in which white safety stripes will be repainted on the entryway steps and other steps on concrete walkways around the complex. We are waiting for an estimate from Bill Ofstad of Ofstad Management Company. A permit application needs to be submitted to the city of Tigard for this project.

HOA Services is currently replacing or repairing pedestrian doors on garages that were broken into in February and March. Due to the extensive damage to the door frames, many of these doors will need to be replaced. The maintenance committee is working with the techs on repair options when applicable.

Old Business: Results of the Election Held at the Annual Meeting: Barbara announced that Irene Jordon was re-elected to serve as treasurer with 77 votes. The **IRS Revenue Ruling: 70-604:** was approved with 72 votes and the amendment to the bylaws were approved with 73 votes. All owners will receive information on the changes either by e-mail or hard copy.

New Business: The board will be working on criteria for the installation of ductless heating and cooling systems.

The next Fountains Board of Director's meeting will be Monday, May 9, 2022 at 3:00 P.M. in the conference room of the clubhouse.

It was moved, seconded and approved to adjourn the meeting at 3:55 P.M.

Respectfully Submitted,

Julie Helle, Secretary

FOUNTAINS BOARD OF DIRECTORS MEETING MINUTES

March 14, 2022

The meeting was called to order at 3:00 P.M. by Chairman Barbara Stayton. A quorum was present: Barbara Stayton (Chairman,) Irene Jordon (Treasurer) and Paul Brock, (Maintenance.)

OFFICERS PRESENT: Jim Cunningham, Bill Norton, Joan Mathews, Judy West, Elena Madden, and Jean Madrid. Julie Helle was excused

RESIDENTS PRESENT: Lee Cunningham, Ann Arnold, Dottie Frances, and Dave Smith.

SECRETARY REPORT: It was moved, seconded to approve the minutes from the February 14, 2022 meeting. The minutes were approved.

ASSISTANT TREASURER'S REPORT: Elena Madden: 110 units are paid in full.

TREASURER'S REPORT: Irene Jordan:

1. Funds on Hand at February 28, 2022:

a. Total Reserves Funds on Hand	\$493,288.89
b. Total Operations Funds on Hand	\$113,553.13
c. Total Funds on Hand	\$606,842.12

2. Check numbers 3694 through 3708 were issued for a total of \$25,680.19. There were no reserve payments in February. There were three debit card charges in February for \$1,002.14. Checks outstanding at month end totaled \$840.00.

3. Board approved motion to deposit \$50,000 in OnPoint reserve account in March.

NEIGHBORHOOD WATCH COORDINATOR REPORT: Bill Norton: A block captain is still needed for Units 61-70.

NEWCOMERS/WELCOME NEW RESIDENTS REPORT: Joan Mathews: No new residents have moved in during the last month.

LANDSCAPE OFFICER REPORT: Jim Cunningham: Jim and the supervisor from Brightview did a walkaround the property on March 8th.

The fountains are being repaired and should be up and running soon.

The annual lime application on the lawns is completed.

A Paperback Maple tree will be planted near the bench in front of the upper fountain. Four trees will be planted in the spaces where the Sequoia trees were removed; these are much smaller trees and will not cause damage to foundations.

The French drains near unit 60 are working and the lawn area will be reseeded as the weather gets warmer.

MAINTENANCE OFFICER REPORT: Paul Brock: Certa Building Solutions will be performing a building envelope inspection of our complex next month on April 14 and 15.

Numerous garage break-ins - the residents of the Fountains have recently suffered numerous break-ins and burglaries of garages around the complex. As many as eighteen garages have been burglarized, and ten of these garages will require replacement pedestrian doors due to the extensive damage to the door frames. The burglarized garages so far are Garages 1, 2, 3, 4, 5, 6, 13, 27, 28, 29, 30, 103, 107, 108, and 110. Officer Hicks of the Tigard Police Department has investigated the rash of burglaries and gave us her contact information including her email address with the City of Tigard. All break-ins and burglaries need to be reported to the Tigard Police Non-emergency Number 503-629-0111.

Pressure washing the sidewalks will be done by volunteers.

OLD BUSINESS: Barbara Stayton: The Annual Meeting agenda was review and edited by the board members. Volunteers were secured for the different jobs that need to be completed to set up the meeting. There will be hard copies of the following on the tables: The list of officers and directors, the December 2021 financial report, a breakdown of what the \$418 monthly assessment covers, and the meeting agenda. We are waiting the hear whether a Tigard Police Officer will be present to address the recent break-ins.

NEW BUSINESS: Barbara Stayton: The Annual meeting with our insurance agent, Jared Walthard of American Family was held on March 11th and attended by Barbara, Irene Jordan and Paul Brock. Jared wanted us to remind residents that their individual insurance policies should have \$50,000 earthquake loss assessment and \$25,000 standard loss assessment. The new insurance certificate will be posted on the website April 1, 2022.

NEXT MEETING: The next meeting of the Fountains Board of Directors will be April 11, 2022

MEETING ADJOURNED: The meeting was adjourned at 4:00 PM.

Respectfully submitted,

Barbara Stayton, Acting Secretary

FOUNTAINS BOARD OF DIRECTORS MEETING MINUTES

February 14, 2022

The meeting was called to order at 3:00 P.M. by Chairman Barbara Stayton. A quorum was present: Barbara Stayton (Chairman,) Irene Jordon (Treasurer) and Paul Brock, (Maintenance.)

OFFICERS PRESENT: Jim Cunningham, Bill Norton, Joan Mathews and Judy West.

ABSENT: Jean Madrid.

RESIDENTS PRESENT: Carole Hanlin, #15, Susan Reinhart, # 20, Ann Arnold, #41, Cyndy O'Brien, #92, Dottie Francis, # 66, Lee Cunningham, #34, Patricia Goytia, #16, Patty McIntosh, #46, Stella Vetrone, #17 and Elena Madden, #56.

Comments and concerns expressed by residents: Landscaping: some areas are looking unkept, roots of plants were not removed with the plants, etc. A question: why has the lower fountain been off. Jim Cunningham, Landscape Officer, explained that the fountain has been off because it is clogged. It is to be cleared in the coming week. Jim will meet Susan Reinhart, # 20, Patricia Goytia, #16, and Gretchen Gander, #19, to see what can be done about the landscape issues.

SECRETARY REPORT: It was moved, seconded and approved to approve the minutes from the January 10, 2022 meeting.

ASSISTANT TREASURER'S REPORT: Bill Norton: 110 units are paid in full, there is one transfer fee and one statement fee, each \$50, and one new owner fee of \$1,500. Bill Norton is retiring from the position of Assistant Treasurer and Elena Madden has agreed to take his place.

It was moved, seconded and approved to appoint Elena Madden to this position.

TREASURER'S REPORT: Irene Jordan

Funds on Hand at January 31, 2022:

Total Reserves Funds on Hand \$480,766.36

Total Operations Funds on Hand \$112,887.82

Total Funds on Hand \$593,654.18

Check numbers 3677 through 3693 were issued for a total of \$32,351.03. There were no reserve payments in January. There were no debit card charges in January. Checks

outstanding at month end totaled \$5,668.39. The Washington Federal CD that expired in January was rolled over to 13 months at .35% as approved in the January 2022 meeting. It was moved, seconded and approved to approve the treasurer report.

NEIGHBORHOOD WATCH COORDINATOR REPORT: It was moved, seconded and approved to accept Bill Norton for this position. A block captain is still needed for Units 61-70.

NEWCOMERS/WELCOME NEW RESIDENTS REPORT: Joan Mathews: Joan reported that she still has been unable to reach the new resident in 110. Joan took a packet up to their unit and left it by the door. She will continue to try to connect with this resident.

RESIDENT INFORMATION REPORT: Judy West: Judy will update the resident information list by March 1.

LANDSCAPE OFFICER REPORT: Jim Cunningham: The French drain project was competed around buildings in the southeast area of the property. A big thank you to Paul Brock for coordinating the project.

After speaking to Brightview they have waived the requested \$70 monthly increase after it was pointed out that we just had an annual contract increase.

Brightview reports Fall leaf season is over so crews are transitioning into detailed cleanup in order to prepare your landscape for the Spring. Maintenance crews will be finishing up dormant season pruning and detailed landscape bed cleanups between January and February. In January the crew was focused on cleaning up landscape beds, weed removal, dormant season pruning of select varieties of shrubs, and clearance pruning of shrubs and trees along buildings.

Upcoming services crews will focus on:

- Jan/Feb – pre-emergent herbicide applications
- Feb/Mar – Irrigation teams will be looking to schedule pre-season irrigation audits late winter/early springing

Scheduled service days and times may vary depending on the type of service needed week to week.

MAINTENANCE REPORT: Paul Brock
Building Envelope Inspection 2022

Three companies have provided bids for the building envelope inspection in April: Forensic Building Consultants, J2 Building Consultants and CERTA Building Solutions. Each bid also includes an option to inspect all of the roofs.

Accepting the bid from CERTA Building Solutions with the option to inspect all the roofs has very strong support among the members of the board and the maintenance committee. The total cost for CERTA's proposal, including the option to inspect all of our roofs, is \$5,690.00.

A motion was made, seconded and approved to accept CERTA's bid and to hire CERTA to perform our building envelope inspection, including the option to inspect all of our roofs, for a cost not to exceed \$6000.00.

OLD BUSINESS:

Annual Meeting: Currently, the annual meeting is scheduled for March 17 at 1:00 in person the ballroom of the clubhouse. (Note: if this changes due to Covid-19 cases, all will be notified.) Hard copy notices of the meeting will be hand delivered to all residents; Barbara will also contact the part time residents.

There are three items to vote on:

1. The election of an officer to the board (Irene Jordan has agreed to run again)
2. IRS revenue ruling 70-604
3. An amendment to the Bylaws allowing residents who wish to purchase ductless heating/cooling units to place condenser/compressors on their decks/patios.

A form at the bottom of the notice is to be filled out by the resident and returned to box 31 by March 8, 2022. One vote per unit is allowed. In lieu of food served, there will be a drawing for Safeway gift certificates; eight \$25 certificates, and four \$50 certificates. Currently, masks are required until March 31st at the clubhouse.

COMCAST: Jim, Irene and Barbara met with Comcast. Currently \$36.63 of our monthly HOA dues goes to Comcast for television only. Comcast did not have any good plans to offer us. The committee is continuing to look into options, especially for those who have internet too. The Fountains contract with Comcast doesn't run out until 2023, so there is no need to change anything now. This will be discussed further at the annual meeting.

NEW BUSINESS:

Post office Boxes at the clubhouse: The post man is having difficulty getting the mail for each HOA into the right box. Fortunately, we will have the other address through July and it should be straightened out by then.

The meeting was adjourned at 3:48 P.M. The next regular meeting will be Monday, March 14th at 3:00 P.M. in the conference room of the clubhouse unless the situation with Covid-19 changes, in which case all will be notified.

Respectfully Submitted,
Julie Helle, Secretary

FOUNTAINS BOARD OF DIRECTORS MEETING MINUTES
JANUARY 10, 2022

The meeting was called to order by chairman Barbara Stayton at 3:00 P.M. by phone conference. A quorum was present: Barbara Stayton (Chairman,) Irene Jordon (Treasurer) and Paul Brock, (Maintenance.)

Officers Present were Bill Norton, Jean Madrid, Jim Cunningham, Joan Mathews, and Judy West.

Residents present were Vicki Masengale, # 86, Carole Hanlin, #15, Dottie Francis, #66, Ann Arnold, #41, Janet Giovannetti, #83, Lorry Christian, #67, Patricia Goytia, # 16, Patty McIntosh, #46 and acting secretary Julie Helle, #40.

RESIDENTS WITH QUESTIONS OR REMARKS: Patricia Goytia mentioned that a branch is lying on the side of the garage and that she has a concern about the roof. Jim Cunningham responded that Treecology will remove the branch.

SECRETARY REPORT: A motion to approve the secretary report from the December 13, 2021 meeting was made, seconded and approved. A motion was made and seconded to approve Julie Helle as the new secretary. The motion was approved.

Barbara Stayton moved to correct the August 9, 2021 Fountains HOA Board meeting minutes as follows:

Under the section "Residents with Remarks or Questions" Clare Engle #78 is reported to have said, "Some Board members are not qualified for their responsibilities/ positions." This should be corrected to read: "As an organization that requires legal sanctions to exist, the Fountains Board can consist of individuals who have no qualifications for a job, only that they volunteer for a job." The motion was seconded and approved.

ASSISTANT TREASURER'S REPORT: (Bill Norton) 109 Units are paid in full with 1 unit delinquent. There were 3 transfer fees of \$50.00 each, 5 statement fees of \$50 each and 3 new owner fees of \$1,200 each.

Bill Norton is resigning as assistant treasurer and Elana Madden, #56, has agreed to take over this position.

TREASURER'S REPORT: (Irene Jordon)
Funds on hand on December 31, 2021 are:

- a. Total Reserves Funds on Hand \$466,742.58

- b. Total Operations Funds on Hand \$101,965.99
- c. Total Funds on Hand \$568,708.57

Check numbers 3660 through 3676 were issued for a total of \$28,417.83. There were no reserve payments in November. There were 4 debit card charges for a total of \$186.81. There were 2 bank charges for depository supplies for a total of \$111.48. Checks outstanding at month end totaled \$15,648.06.

There is a Washington Federal CD that will mature January 13, 2022. Washington Federal continues to offer it's special 13-month CD rate of .35%. A motion made, seconded and approved to move CD over to 13-month CD at .35%.

NEIGHBORHOOD WATCH COORDINATOR:

Reno Tortora has resigned as coordinator. Bill Norton expressed interest in this position. Barbara explained the duties of this position, with emphasis that it is important to get emergency contacts for people if they are willing to give them.

A block captain is needed for units 61-70 as Carole Fulkerson, #61, wants to give up the position. Barbara e-mailed residents in that block to ask if anyone is interested and also asked residents from that block present at the meeting if anyone is interested with no response. Barbara will follow up with phone calls.

NEWCOMERS WELCOME REPORT: (Joan Mathews) All have been welcomed except #110. 110 has been called several times with no response. Others reported that this resident has moved in and some have talked to her, so Joan Mathews was urged to keep trying to reach her.

RESIDENT INFORMATION AND COMMUNICATION: (Judy West) Judy reported that the packets have been updated and the new email put in. She has updated the resident list and reports that only 77 and 110 have not been added. 77 has not closed yet. Judy will need a name and phone number once it does.

LANDSCAPING REPORT: (Jim Cunningham) Jim restated that Treecology will be taking care of the branch on the garage. Brightview is going to raise their prices in March by \$70.00 citing increased costs for fuel and other expenses. The motion was made and seconded to accept this increase and it was approved. Jim stated that some of the areas Brightview works in need to be done in the spring.

MAINTENANCE REPORT: (Paul Brock) Regarding repairs to the masonry repairs in buildings 15480 and 15565, HOA Services technician, Daniel Stinchfield, advised to wait until warmer weather. Daniel said that consistent temperatures between 40 and 85 degrees is best. HOA Services has put us in their scheduling system to perform the repairs in March of 2022. Paul will follow up with them periodically. Daniel also pointed out that there is little concern for water intrusion into the wooden structure behind the bricks. The

wooden structure behind the bricks is protected by a water repellent membrane (“tar paper”), which protects the wood from moisture. Daniel has seen the tar paper membrane behind the bricks on another one of our buildings, and he said that the tar paper that he saw there was perfectly intact.

When the repairs are performed, HOA Services will provide a complete report of what is discovered behind the bricks. If there is any damage to the building behind the bricks, the damage will be repaired at that time.

Building envelope inspection in 2022: The board is currently collecting bids from three companies to perform a building envelope inspection in 2022. The three companies are Forensic Building Consultants, J2 Building Consultants, and Certa Building Solutions. We have just completed renovations of all the decks and an inspection is required at the completion of any major project. Upon a question being raised as to the definition of an envelope inspection, Paul defined it as a general inspection of all outer components of the buildings in the complex

OLD BUSINESS:

Annual Meeting: Barbara announced that there are 3 main Items to be voted on:

1. Voting in a new director for the Fountains HOA
2. The 70-604 IRS regulation to allow excess funds to be placed in the Operations account
3. To amend the regulation that prohibits permanent items on the decks or patios to allow for the installation of mini-split heating and cooling systems that have an outside compressor.

Barbara suggested that we set the date of March 15th at 1:00 P.M. for the annual meeting and reserve the room.

Please note: the meeting date has now been changed to Thursday March 17th at 1:00 P.M.

If the meeting cannot be held due to the number of cases of the Corona-19 Virus, residents will be provided with ballots in their building entrance so they can vote on these measures. Barbara Stayton emphasized that the safety of our residents during this pandemic is a top priority.

NEW BUSINESS: Comcast: Barbara Stayton, Irene Jordon and Jim Cunningham met with two Comcast representatives to discuss options available as our contract with Comcast to provide services as part of our monthly dues will be ending. Comcast is to put together a package to offer. Residents may be offered a ballot to indicate their opinions about the Comcast package and what services they would like provided. This has been tabled for now. Lorry Christian asked where we could find the number to contact Comcast for our type of service. It is under the Fountains link on the SCA website, on the Homeowners page; 855-307-4896.

The next meeting will be held on Monday, February 14th at 3:00 P.M. A notice will be issued to all residents stating if the meeting will be held in person or by phone.

A motion to adjourn the meeting was made, seconded and approved. The meeting was adjourned at 3:57 P.M.

Respectfully submitted,
Julie Helle, Secretary