

FOUNTAINS BOARD OF DIRECTOR'S MEETING

DATE: December 9, 2024

The meeting was called to order at 3:00 P.M.

BOARD MEMBERS PRESENT: Donovan Madden, Chair, Irene Jordon, Treasurer, and Dave Smith, Maintenance, constituting a quorum.

OFFICERS PRESENT: Bob Markel, Landscape, Jim Cunningham, Arborist Officer, Joan Mathews, Newcomer's Welcome, Judy West, Resident Information and Communication and Assistant Treasurer, Janet Giovannetti, Forum Editor and Julie Helle, Secretary.

RESIDENTS PRESENT: Clare Engle, # 78, Melva Hausserman and Bob Hausserman, unit 53, Patricia Goytia, Unit 16, Millie Gruel, Unit 43, Dottie Francis, Unit 66, Neal Sanders, Unit 5, Ann Arnold, Unit 41, David House, Unit 77, Bill Yandon, #67 and Sammi Kilburn, # 18.

SECRETARY'S REPORT: Julie Helle: Julie requested approval of the November 11, 2024 minutes. The motion was made, was seconded, and approved.

ASSISTANT TREASURER REPORT: Judy West: 110 Units were paid in full in November.

TREASURER REPORT: Irene Jordon:

1. Funds on Hand at November, 2024:

a. Total Reserves Funds on Hand	\$ 972,049.13
b. Total Operations Funds on Hand	\$ 85,545.43
c. Total Funds on Hand	\$1,057,594.56
2. Check numbers 14437 through 14448 were issued for a total of \$29,025.41. There was 9 debit card charge totaling \$1,275.20 which included a reversal for a duplicate entry of previous debit card charges. Checks outstanding at month end totaled \$6,123.02.

A motion was made, was seconded, and approved to accept the Treasurer report.

Irene submitted her formal resignation as Treasurer of The Fountains HOA Board of Directors effective December 9. She nominated Melva Hausserman as Treasurer and the motion was seconded and approved. Melva was welcomed and Irene was thanked for her many years of serving in this position.

NEIGHBORHOOD WATCH COORDINATOR: Peggy Sult: Not present.

NEWCOMER WELCOME, NEW RESIDENTS: Joan Mathews: Joan called the new owners in #88. They have moved in here but were driving back to Texas. They will put their TX home on the market and return in January to their home here.

RESIDENT INFORMATION AND COMMUNICATION: Judy West: Unit 88 was put on the market and is now pending. Units 97 and 93 are still for sale.

FORUM EDITOR: Janet Giovannetti: Janet is taking this month off from doing the forum. Four people in the Fountains didn't have email, but one resident has moved, so now there are only 3 without email. New residents Bryan and Don Roland have given Janet their email address.

ARBORIST REPORT: Jim Cunningham: Jim reported that he has nothing new, but requests that people who see tree damage through the winter put a note in Box 31.

LANDSCAPE REPORT: Bob Markel: Bob reported that the leaves will be picked up this week and there will be one more mowing.

MAINTENANCE REPORT: David Smith: Dave reported that a lot has been done this year. Work continues on the garages and to garbage corrals to repair and prepare them to be painted next year. Three garage doors that need to be replaced are on back order.

Gutter cleaning will be done on December 26th. This company will be more thorough than the last one; they will remove debris, wash out the gutters and then check that they are draining well. A question was posed if they could also sweep tree debris from the garage roofs so it doesn't wash back into the gutters; Dave will ask them. Dave is also in the process of getting estimates to replace the carpeting in the building entrances. A resident requested that she be involved to assist in choosing the color.

OLD BUSINESS: None

NEW BUSINESS: Donovan announced that the new monthly HOA fee starting in January 2025 will be \$525.00 a month. An email will be sent to inform all residents of this.

Julie announced that she has requested the use of the conference room for 2025 for our regular meetings on the second Monday of the month from 3:00 P.M. until 5:00 P.M. She has also requested use of the Lake View room on February 17th from 1:00 until 4:00 P.M. for our annual meeting. She also brought up planning for the annual meeting. In the past few years, getting a quorum of voters has been very difficult. Julie suggested placing an envelope with individual ballots for each unit in every building's common area. Residents could then fill their ballot out and return it to Box 31 or just place it back in the main envelope. Several residents volunteered to help with this. Items to be decided will be electing Melva Hausserman as Treasurer and approving HOA law 70-610 to place money left over at the end of the year into Operations instead of Reserves. Adequate time would be allowed for all units to vote, then the ballots would be counted and reported on at the annual meeting. To reach a quorum, we will need at least 55 votes cast.

NEXT MEETING: January 13, 2025

MEETING ADJOURNED: the meeting was adjourned at 3:41 P.M.

Respectfully Submitted,

Julie Helle, Secretary

FOUNTAINS BOARD OF DIRECTOR'S MEETING

DATE: 11/11/2024

The meeting was called to order at 3:02 P.M.

Irene thanked all military service members for their service.

BOARD MEMBERS PRESENT: Donovan Madden, Chair, Irene Jordon, Treasurer, and Dave Smith, Maintenance, constituting a quorum.

OFFICERS PRESENT: Bob Markel, Landscape, Area Coordinator, Joan Mathews, Newcomer's Welcome, Judy West, Resident Information and Communication and acting Assistant Treasurer, Janet Giovannetti, Forum Editor, Peggy Sult, Neighborhood Watch and Julie Helle, Secretary.

RESIDENTS PRESENT: Melva Hausserman, # 53, Bob Hausserman, # 53, Bill Yandon, #67, Ann Arnold, # 41, Elena Madden, #56, Dottie Francis, # 66 and Sammi Kilburn, #18. Sammy had a question about door code locks, and also offered to assist with tasks such as painting, etc. as needed.

SECRETARY'S REPORT: Julie Helle: The secretary report for the October 14, 2024 meeting was presented for approval. A motion was made, was seconded, and was approved.

ASSISTANT TREASURER REPORT: Judy West: All units were paid in full in October.

TREASURER REPORT: Irene Jordon

1. Funds on Hand at October 31, 2024:

a. Total Reserves Funds on Hand	\$ 963,896.34
b. Total Operations Funds on Hand	\$ 71,172.74
c. Total Funds on Hand	\$1,035,069.08

2. Check numbers 14422 through 14436 were issued for a total of \$41,251.75. There was 1 debit card charge totaling \$27576. Checks outstanding at month end totaled \$6,313.10.

3. One Washington Federal CD matured on November 7. It was rolled over to best rate available of 4.15% for 7 months. CD rates are falling and maturity time lines are getting shorter.

Irene also stated that unit # 87 will be on the market on Thursday and the new owners of #88 will move in after Christmas.

A motion was made. Seconded and approved to approve the Treasurer's report.

NEIGHBORHOOD WATCH COORDINATOR/SAFETY: Peggy Sult: Peggy shared the news that Cyndy O'Brien has declined to chair the committee for the Holiday Dinner in 2025. Peggy said she will chair it. She was thanked by everyone.

NEWCOMER WELCOME, NEW RESIDENTS: Joan Mathews: No report

RESIDENT INFORMATION AND COMMUNICATION: Judy West: No report.

FORUM EDITOR: Janet Giovannetti: Janet said that some people are not receiving the forum. Suggested reasons were that the email may be going into the spam or junk files. People can check and then receive them by unblocking and accepting the emails. People should tell Judy West if they are not receiving them. Janet is going to address fall clean up, the monthly assessment procedure to pay through the bank, and Medicare again. Suggestions were also made to suggest people change the batteries in their smoke detectors and clean filters on their heat pumps. Janet requested that she not do a forum in December and the board was agreeable.

ARBORIST REPORT: Jim Cunningham: Not present. Following the meeting, Jim sent the following clarification email report: "Hi Everyone: I missed the last meeting due to health issues. I gave a detailed report at the October meeting about the tree stump removal in the spring and a new tree to be planted in the spring. I even asked for recommendations for the new tree. In support of a sale of that unit, this information could easily be passed on to the real estate state agent."

LANDSCAPE REPORT: Bob and Karen Markel: Bob mentioned that when a tree that was taken down on the apartment property, the company damaged a lawn in the Fountains. Irene suggested that an invoice could be sent to the company responsible. A stump that remains after a tree in front of unit 97 was taken down is still present and could be hurting the chances for the property for sale net to it. A new tree is expected to be planted near it, but not until next spring. Bob reported that the irrigation system and fountains are off now. The annuals by the top fountain will be removed soon.

MAINTENANCE REPORT: David Smith: Currently there is work being done on the garages and corrals. Dry rot has been found in many places. Surface problems will be addressed first, then the garages will be painted next year. Two garbage corrals have been completely rebuilt and others need attention too, as they have been neglected over the years. The latches on the gates will be replaced with ones easier to use. The outside spigots will be drained and the covers put on after it is determined that all have been shut off.

The annual meeting for 2025 was briefly discussed. Julie suggested that she is willing to meet with Jennifer from the office soon to see what dates are available and get it scheduled, hopefully, late in February. Difficulty getting enough votes for a quorum was discussed, as the last several years it has been very close. Other ways of voting other than at the meeting or by proxy were briefly mentioned. Irene said she will contact our lawyer to see what we can do.

OLD BUSINESS: None

NEW BUSINESS: None

NEXT MEETING: Monday, December 9th

MEETING ADJOURNED: the motion was made, was seconded, and approved to adjourn the meeting. **The meeting was adjourned at 3:50 P.M.**

Respectfully Submitted,

Julie Helle, Secretary

FOUNTAINS BOARD OF DIRECTOR'S MEETING

DATE: October 14, 2024

The meeting was called to order at 3:00 P.M.

BOARD MEMBERS PRESENT: Donovan Madden, Chair, Irene Jordon, Treasurer, and David Smith, Maintenance, constituting a quorum.

OFFICERS PRESENT: Jim Cunningham, Arborist Officer, Peggy Sult, Head Block Captain, Judy West, Resident Information and Communication and acting Assistant Treasurer, Janet Giovannetti, Forum Editor and Julie Helle, Secretary.

RESIDENTS PRESENT: Barbara Stayton, #13, Bob Hausserman, #53, Donna Kellogg, # 102, Darla Corey, # 98, Bill Yandon, # 67, Carole Hanlon, # 15, Cyndy O'Brien, # 92, Ann Arnold, # 41, and Dottie Francis, # 66.

Barbara Stayton thanked Janet Giovannetti for the work she does on the forum newsletter each month. Judy West keeps the emails accurate. There are only 4 people in the Fountains who do not have emails. Janet hand delivers hard copies to those residents.

Cyndy O'Brien asked about chair lifts being allowed in the condos. Discussion was that there is not enough room for them and they will not be allowed. This does not need to be stated in the by-laws. Cyndy also asked about the awnings. Burgundy will continue to be the only allowed color. Awning nylon materials are being investigated and reported back to Board by Janet Giovannetti as a possible alternative to canvas material. Cyndy also said that children continue to play in the fountains and asked about signage. Residents who live near the fountains and shoo them out was seen as the better solution, as signage might trigger liability issues. She also asked why there are only 3 voting board members and said that adding more would be more representative of our community. Cons stated were getting people to volunteer and cost to get it into the by-laws. It was agreed to table the discussion for now. Donovan said he would send an email to all residents to assess opinions and interest in volunteering for a board position. Cyndy was asked if she has enough volunteers for the holiday party on December 3rd. Cyndy said she does.

Donna Kellogg and Darla Corey expressed their distress that the tree by their building was removed. They did not realize this was going to be done. The response from Jim Cunningham and others was that it was diseased, in danger of falling, and had to be taken out for the safety of people and the buildings. This had been discussed in the monthly forum letter, and they apparently missed seeing it.

Donovan also announced that as of January first, our current lawyer Stuart Cohen is leaving and the board will need to find a new lawyer.

SECRETARY'S REPORT: Julie Helle: Julie requested approval of the August 12, 2024 minutes. The motion was made, was seconded, and was approved.

ACTING ASSISTANT TREASURER REPORT: Judy West: 110 Units were paid in full in August and September.

TREASURER REPORT: Irene Jordon

1. Funds on Hand at August 30, 2024:

a. Total Reserves Funds on Hand	\$ 953,963.10
b. Total Operations Funds on Hand	\$ 100,689.88
c. Total Funds on Hand	\$1,054,652.98

2. Check numbers 14401 through 14420 were issued for a total of \$52,951.86. There were 12 debit card charges totaling \$1,441.04. Checks outstanding at month end totaled \$28,452.48.

3. One Washington Federal CD will mature on November 7. It will be rolled over to the best rate available as per our current process.

The budget process has been started. Of particular concern in the cost of property insurance for the HOA master policy. Other HOA's have seen greatly increased costs. Different options to keep costs down are being explored, such as reducing the coverage or raising the deductible. Our insurance renews in March. The motion was made, was seconded, and approved to approve the Treasurer Report.

NEIGHBORHOOD WATCH SAFETY COMMITTEE: Peggy Sult: The residents in 88 have moved in and unit 99 will be coming up for sale.

NEIGHBORHOOD WATCH COORDINATOR: Lee Cunningham: No report, not present.

NEWCOMER WELCOME, NEW RESIDENTS: Joan Mathews: No report, not present.

RESIDENT INFORMATION AND COMMUNICATION: Judy West: Judy is working with Janet on a procedure for residents who wish to direct deposit their HOA fees.

FORUM EDITOR: Janet Giovannetti: Janet will put information in about the holiday party coming up on December 3rd. Cyndy will be sending an email to residents and posting signs soon for people to respond if they are attending. Also in this forum will be information how to do direct deposit of HOA fees, Medicare plan change time, and per Dave Smith's suggestions, water to outside water faucets turned off, clean filters and check batteries in smoke detectors.

ARBORIST REPORT: Jim Cunningham

Elite Tree Service completed 3 days of work based on the input of 16 owners on projects that included the following: The removal of the large diseased Maple tree located between the garages and units 97-102, trimming of all Plum trees around lower fountain and clean up behind garages 1-5; Trimmed trees along 114th Ct to 15 feet above street to allow trucks clear passage; Limbed up large Pine behind unit 86 and removed fruit tree near unit 80; Trimmed for more light near unit 26; and Trimmed dead branches near units 50, 67 and 102.

We had all the Dogwood trees inspected and found many were stressed by this summer's heatwave. In the spring we will fertilize and reevaluate the trees at that time for continued maintenance.

The Maple stump behind units 97-102 will be ground and a tree planted as a replacement. Any suggestions of the type of tree would be appreciated.

Jim took extra time to explain and show pictures of the big tree removed and explained the condition of the tree and why it could not be saved. He also explained other work done, helping people understand how and why it was done.

LANDSCAPE REPORT: Bob and Karen Markel: Fall maintenance is now in effect. Mowing will be every other week now. Lawn and rhododendron fertilization has been completed. Thanks to all who helped with landscaping tasks to make the fountains beautiful. Pruning and trimming will be done over the next few months. Old growth bushes and rhododendrons will be a focus into next year. As always, communications to landscaping should be placed in box 31. Grass areas will be re-seeded next spring. Irrigation is turned off for the season.

MAINTENANCE REPORT: David Smith: The chimney work was done a couple of weeks ago. They did not get as far as they thought they would because they found many issues. The outside window sills will be done again next year. Dryer vents were all cleaned and a few were found that had become disconnected and were venting in the attic. One vent had two dead birds in it. Animals in the attics (roof rats) were removed and screens were installed to keep them out.

The comment was made that the HOA might qualify for a lower insurance rate based on what has and is being done to keep the buildings in good shape and prevent damage.

OLD BUSINESS: none

NEW BUSINESS: none

NEXT MEETING: Monday November 11th at 3:00 P.M.

MEETING ADJOURNED: the meeting was adjourned at 3:53 P.M.

Respectfully submitted,

Julie Helle, Secretary

FOUNTAINS BOARD OF DIRECTOR'S MEETING

DATE: August 12, 2024

The meeting was called to order at 3:00 P.M.

BOARD MEMBERS PRESENT: Donovan Madden, Chair, Irene Jordon, Treasurer, and Dave Smith, Maintenance, constituting a quorum.

OFFICERS PRESENT: Bob and Karen Markel, Landscape, Jim Cunningham, Arborist Officer, Judy West, Resident Information and Communication and Acting Assistant Treasurer, Janet Giovannetti, Forum Editor and Julie Helle, Secretary.

RESIDENTS PRESENT: Leroy and Alyce Vick, #60, Neal Sanders, #5, Clare Engle, #78, Ann Arnold, #41, Dottie Francis, #66 and Patricia Goytia, #16. Patricia Goytia raised a concern about traffic driving too fast in the Fountains.

SECRETARY'S REPORT: Julie Helle: Julie requested approval of the minutes of the July 8, 2024 board meeting. A motion to approve the July 8, 2024 minutes was made, seconded and was approved.

ASSISTANT TREASURER REPORT: Judy West: All 110 units paid dues in full in July.

TREASURER REPORT: Irene Jordon

1. Funds on Hand at July 31, 2024:

a. Total Reserves Funds on Hand	\$ 911,467.79
b. Total Operations Funds on Hand	\$ 114,677.01
c. Total Funds on Hand	\$1,026,144.80

2. Check numbers 14372 through 14386 were issued for a total of \$36,826.10. There were 6 debit card charges totaling \$414.45 and one ACH for \$301.04. Checks outstanding at month end totaled \$22,999.95. Irene explained that bills are paid twice a month; mid-month and the end of the month. For this reason, there are checks not cleared yet by the end of the month.

There have been questions about EFT's. They are currently not allowed; also, no transfers through Pay Pal, etc. Residents can set up an automatic withdrawal through their bank. Judy and Janet will prepare an explanation for residents of how they can do this.

A motion was made, was seconded, and approved to approve the treasurer's report.

NEIGHBORHOOD WATCH COORDINATOR: Peggy Sult: Not present.

NEWCOMER WELCOME, NEW RESIDENTS: Joan Mathews: Not present.

RESIDENT INFORMATION AND COMMUNICATION: Judy West: New residents in #100 have moved in; also #88 has sold. The new resident information has not been given to the new residents yet. #97 is still on the market.

FORUM EDITOR: Janet Giovannetti: Janet will address vehicles speeding in the Fountains, getting ready for fall and winter and preparing for emergencies, power outages and bad weather. Generators were discussed. Gas or propane generators are deemed too risky. The Board Advisory Committee will meet in September to set up policies regarding generators.

ARBORIST REPORT: Jim Cunningham: Jim said “thank you” to Janet for the newsletter article that generated additional owner’s input of trees that need attention. Also, Jim stated that he was in process of getting two bids to address the pruning and removal of trees this year.

LANDSCAPE REPORT: Bob and Karen Markel: The pump was replaced in the south fountain. Building 15655 will have landscaping planted tomorrow. People need to be reminded to stay off the new grass that has been replanted after being damaged by Bright View. Thank you to all who are working on deadheading the rhododendron bushes and the various rose bushes around the community.

MAINTENANCE REPORT: David Smith: Currently Dave is working on repairing damage to the garages and garbage corrals. It has been 7 years since they were painted, but the paint job should have lasted for 10 years. The garages may need to be painted again as soon as next year. The cause is possibly improper preparation of the surfaces prior to painting. In some places the wood underneath has rotted too.

A product to renew metal surfaces, “Rejuvenate,” is being applied to the lights on the garages and on the lower dryer vents. Vicky Masengale, #86, is assisting with this project.

Dave was asked about putting up the signs for garbage disposal near the garbage cans. Because some of the corrals need repair, putting up the signs are on hold for now.

Dave will contact the brick company to finish the brick work. He will also get an estimate for gutter cleaning.

OLD BUSINESS: The Fountains picnic is this Sunday, August 18th. Volunteers will be divided into groups to work on set up and clean up. Bob Markel will provide his BBQ grill to cook the hot dogs and Leroy Vick agreed to help cook. Pride will deliver a garbage container. Dave will set up tables and place cones where needed.

NEW BUSINESS: none

NEXT MEETING: 09/09/2024 at 3:00 P.M.

MEETING ADJOURNED: the meeting was adjourned at 3:44 P.M.

Respectfully Submitted, Julie Helle, Secretary

FOUNTAINS BOARD OF DIRECTOR'S MEETING

DATE: July 8, 2024

The meeting was called to order at 3:02 P.M.

BOARD MEMBERS PRESENT: Donovan Madden, Chair, Irene Jordon, Treasurer, and David Smith, Maintenance, constituting a quorum.

OFFICERS PRESENT: Bob and Karen Markel, Landscape, Jim Cunningham, Arborist Officer, Judy West, Assistant Treasurer and Resident Information and Communication, Janet Giovannetti, Forum Editor and Julie Helle, Secretary.

RESIDENTS PRESENT: Barbara Stayton, # 13, Cyndy O'Brien, #92, Dottie Francis, # 66, Bob and Melva Hausserman, #53, Neal Sanders, # 5, Elena Madden, # 56, Ann Arnold, # 41, Peggy Sult, # 82, Patricia Goytia, # 16, and Sammi Kilburn, # 18.

A concern was raised that residents may want to put chair lifts on the steps in the common areas. The point was made that chair lifts could restrict emergency medical personnel seeking to enter a unit. A motion was made, was seconded, and approved that The Fountains will not allow chair lifts in our buildings; our lawyer will be consulted to secure a legal opinion and language needed to add this to the By-laws.

A concern was raised that the cleaners for the common areas are hitting the baseboards with their equipment, possibly causing damage, and making a lot of noise. Irene has the phone number for their overseer and will call them.

Peggy Sult: The summer Barbeque is planned for August 18th from 4 to 6 P.M. Irene stated that there is \$100 available for meat and buns. Grills are available but volunteers are needed to do the grilling. Block Captains: Peggy is willing to take over the position of head block captain for the Fountains and will serve as captain for her block also.

SECRETARY'S REPORT: Julie Helle: Julie requested a motion to approve the June 10, 2024 meeting minutes. The motion was made, was seconded, and approved.

ASSISTANT TREASURER REPORT: Judy West: All 110 units paid in full in June.

TREASURER REPORT: Irene Jordon: Funds on Hand at June 30, 2024:

1. Total Reserves Funds on Hand \$935,697.14
 - a. Total Operations Funds on Hand \$ 61,234.87
 - b. Total Funds on Hand \$996,932.01
2. Check numbers 14332 through 14333 and 14360 through 14371 were issued for a total of \$51,532.04. There were 15 debit card charges totaling \$1,904.02. Checks outstanding at month end totaled \$5,718.82.

3. The two CD's from Key Bank matured and were rolled over.

A motion was made, was seconded, and approved to approve the treasurer's report.

Irene introduced Melva Hausserman. Melva will take over the treasurer position when Irene's term concludes the end of this year.

NEWCOMER WELCOME, NEW RESIDENTS: Joan Mathews: Not present

RESIDENT INFORMATION AND COMMUNICATION: Judy West: Several new residents have moved in recently so Judy will update the resident list.

FORUM EDITOR: Janet Giovannetti: Janet will again address garbage, landscape, driving safety courses and publicizing the BBQ.

ARBORIST REPORT: Jim Cunningham: Jim has received several requests regarding tree removal on roofs and over patios. Trees will be trimmed off buildings and regular pruning and shaping will also be done. No live trees will be removed. Requests for tree trimming can be placed in box #31.

LANDSCAPE REPORT: Bob and Karen Markel: Brightview has completed re-seeding of all damaged areas. Hot weather may affect the new growth. The ponds need to be drained and recleaned due to a chemical error; Tom's Pond will be here on 07/13 to perform that work; we will not be charged for them to re-do it. Refurbishing landscaping in front of building 15695 is planned to be finished by the end of July, weather permitting. Thanks to Dave Smith's netting abilities, Dave and Bob saved 3 new ducklings last month in the lower fountain. There are still issues with the sprinklers.

MAINTENANCE REPORT: David Smith: Window cleaning is completed and there were only a couple of screens to repair. The bricks were cleaned and caulked, and sealant was applied that is supposed to last for 10 years. Chimneys 1-52 are in good shape; a solution can be put in to seal cracks; it will take about 2 weeks to finish all of this. The bats have been taken care of; the solution applied will keep them away for about 2 years.

Caulking corners of all decks: the deck corners were not aligned, so they had to be re-aligned before caulking. All are caulked now. Thank you to Dotty Francis for checking and replacing bulbs in the path lights. Thank you to Bob Hausserman for taking care of the locks on the main doors, doing the name tags, and doorbell and doorbell light replacement; also, thanks to Richard Cox for painting all the black rails.

Dave has new signs for the garbage areas. A discussion ensued regarding where they should be placed. Because all the garbage areas are so different, it was decided to have those who live in each building help decide where to place them.

OLD BUSINESS: Awnings: the burgundy awnings are available from both awning companies in the area so there will continue to be only burgundy awnings allowed in the Fountains. There are two materials available; canvas and nylon. It was noted that the nylon ones are lighter to raise and will last longer. The color numbers need to be provided for those replacing them so they will be an exact match. Those that need to replace them will be notified and asked to do so.

NEW BUSINESS: None

NEXT MEETING: August 12, at 3:00 P.M.

MEETING ADJOURNED: the meeting was adjourned at 4:00 P.M.

Respectfully Submitted,

Julie Helle, Secretary

FOUNTAINS BOARD OF DIRECTOR'S MEETING

DATE: June 10, 2024

The meeting was called to order at 3:02 P.M.

BOARD MEMBERS PRESENT: Donovan Madden, Chair, Irene Jordon, Treasurer, and David Smith, Maintenance, which constituted a quorum.

OFFICERS PRESENT: Bob and Karen Markel, Landscape, Joan Mathews, Newcomer's Welcome, Judy West, Assistant Treasurer/ Resident Information and Communication, and Julie Helle, Secretary.

RESIDENTS PRESENT: Dottie Francis, #66, Clare Engle, #78, Patricia Goytia, #16, Ann Arnold, #41 and Jody Lintner, #90. Peggy Sult, #82, was present for a short time. Topics Peggy mentioned were the summer BBQ and deck and patio shades. Peggy has agreed to head the committee for the summer barbeque. Grills and volunteers are needed and will be requested through the forum. August 18th is tentatively set for this event.

SECRETARY'S REPORT: Julie Helle: Julie requested a motion to approve the May 13, 2024 minutes. The motion was made, was seconded, and was approved.

ASSISTANT TREASURER REPORT: Judy West: 110 units were paid in full in May.

TREASURER REPORT: Irene Jordon

1. Funds on Hand at May 31, 2024:

a. Total Reserves Funds on Hand	\$911,990.56
b. Total Operations Funds on Hand	\$ 74,955.45
c. Total Funds on Hand	\$986,946.01

2. Check numbers 14329 through 14331 and 14340 through 14358 were issued for a total of \$56,131.43. There were 8 debit card charges totaling \$1,237.02. Checks outstanding at month end totaled \$13,351.43.

3. Two CDs at Key Bank mature on June 12. They will be rolled over to the best rate available. A motion was made, was seconded, and approved to approve the Treasurer's Report.

NEIGHBORHOOD WATCH SAFETY COMMITTEE: Lee Cunningham: not present.

NEWCOMER WELCOME, NEW RESIDENTS: Joan Mathews: Joan has visited the new resident in Unit 18. Four units have sold so far this year; units #'s 49, 57, 55 and 18. Unit numbers 88, 97, and 100 are currently listed. Resident Ann Arnold, Unit 41, was thanked for following Fountains listings on Zillow and reporting listings and sales.

RESIDENT INFORMATION AND COMMUNICATION: Judy West: No report.

FORUM EDITOR: Janet Giovannetti: Not present.

ARBORIST REPORT: Jim Cunningham: Not present

LANDSCAPE REPORT: Bob and Karen Markel: Both fountains are up and working again after being resealed and the sump pumps replaced. Thanks to Kimberly Ramaeker, Clare Engle, Dottie Francis, Susan Reinhardt, Katie Smith, Peggy Sult and Gretchen Gander for all their hard work planting the annuals at the north fountain. Others showed up, but the planting was already done. Irrigation is a constant problem due to the age and condition of the equipment. Patience is requested. The landscape is being refurbished in front of building 15695. Plants are being purchased with planting scheduled for mid-July. There are dead and diseased plants which must be replaced. Any questions or suggestions may be placed in Box 31. Brown areas in the grass were caused by Brightview and will need reseeding, which Brightview is scheduled to take care of in the next couple of weeks.

MAINTENANCE REPORT: David Smith: Power washing of unit window sills has started. Units 1-14 are done. The work is going well and the company is easy to work with. Only two Units are reporting problems with bats so far. David is still power washing sidewalks. There was a discussion about the asphalt falling away near the mailbox by building 109. It cannot be patched; replacement would be very costly because of heavy equipment that would need to be brought in. It was advised that this wait until major asphalt work needed to be done in other areas as the machinery would already be here then.

David was unable to get signs for the garbage/recycling areas at Pride or through Washington County. He is still working on this. Irene Jordon is the Fountains contact with Pride. She will request new garbage cans, which can be requested once a year. Irene will also write up guidelines for placing items in the cans, etc. for the forum.

OLD BUSINESS: Residents replacing their awnings was discussed. Burgundy is the required color per the By-laws. The concern was raised that with different colors than burgundy, the consistent look of the Fountains will be lost. Donovan will check which companies still offer burgundy and have this information shared through the forum. It was noted that Staples will take electronics, but you will want to take your hard drive out first.

NEW BUSINESS: None

NEXT MEETING: Monday, July 8 at 3:00 P.M.

The motion was made, was seconded, and approved to adjourn.

MEETING ADJOURNED: The motion was made, was seconded, and approved to adjourn. The meeting was adjourned at 3:46 P.M.

Respectfully Submitted,

Julie Helle, Secretary

FOUNTAINS BOARD OF DIRECTOR'S MEETING

DATE: 05/13/2024

The meeting was called to order at 3:00 P.M.

BOARD MEMBERS PRESENT: Irene Jordon, Treasurer, and David Smith, Maintenance, constituting a quorum. Donovan Madden, Chair, was absent.

OFFICERS PRESENT: Joan Mathews, Newcomer's Welcome, Judy West, Assistant Treasurer and Resident Information and Communication, Janet Giovannetti, Forum Editor and Julie Helle, Secretary.

RESIDENTS PRESENT: Bill Yandon, #67, Bill Norton, # 59, Clare Engle, # 78, Patricia Goytia, # 16, Dottie Francis, #66, Kimberly Ramaeker, # 46, and Ann Arnold, #41.

SECRETARY'S REPORT: Julie Helle: Julie requested a motion to approve the April 8, 2024 minutes. The motion was made, was seconded, and was approved.

ASSISTANT TREASURER REPORT: Judy West: All 110 units were paid in full in April.

TREASURER REPORT: Irene Jordon:

1. Funds on Hand at April 30, 2024:

- a. Total Reserves Funds on Hand: \$870,302.78
- b. Total Operations Funds on Hand: \$95,061.32
- c. Total Funds on Hand: \$965,364.10

2. Check numbers 14322 through 14328 and 14334 through 14339 were issued for a total of \$28,238.25. There were 19 debit card charges totaling \$1,008.69. There was one EFT transfer to Federal Reserve for 2023 Income tax for \$2,266.00. Checks outstanding at month end totaled \$10,169.72.

3. \$152,000 was moved to Chase Bank on April 3 for one CD (\$150K) and to set up checking account (with no checks) for \$2,000 to meet bank requirements for getting best interest on CD. The movement was required to get the HomeStreet account balances below the FDIC maximum of \$250K.

NEIGHBORHOOD WATCH COORDINATOR: Lee Cunningham: No report.

NEWCOMER WELCOME, NEW RESIDENTS: Joan Mathews: Unit # 18 closed, the new owner is Stephanie Kilburn. Unit # 75 has also closed, new owner is Chris Walker. Units 97 and 100 will be coming on the market soon.

RESIDENT INFORMATION AND COMMUNICATION: Judy West: No report.

FORUM EDITOR: Janet Giovannetti: Janet is going to put in information about re-cycling again as some are still doing it incorrectly. Boxes should be broken down so they will fit and the garbage can lids must be able to close. She noted that New Seasons will take plastic film and clear clamshells. She will also address the need for a lead planning person for the picnic this summer if we are to have one and information about cyber security and passwords.

Irene said special garbage pickups can be arranged and small drop boxes can be ordered; Irene arranges all special pickups. It was noted that some of the signs by the garbage areas are worn. David volunteered to call to see if we can get new ones to put up.

ARBORIST REPORT: Jim Cunningham: No report.

LANDSCAPE REPORT: Bob and Karen Markel: No report.

MAINTENANCE REPORT: David Smith: Ants were sprayed for last Friday. The roof anchors were put into place and zinc was applied to get rid of the moss. Brick cleaning will be done on buildings #25 through #62 June 6th to the 10th.

OLD BUSINESS: David checked with the city to see who owns the streets in the Fountains. The city owns 114th Ct. up to the center island and the street coming off 109th Ave. up to the first garage. The Fountains is responsible for all the sidewalks, including those adjoining the city owned street off 109th Ave.

NEW BUSINESS: Irene announced that Cyndy O'Brien is unable to coordinate the Fountains picnic this year, so a new coordinator is needed. Irene said money is available to buy hot dogs and buns. Last year people brought side dishes; Irene reminded that everyone needs to take leftover food that they brought. Irene also informed us that there are likely to be baby ducks here this year, as there is a nest a mallard duck is sitting on. If eggs hatch, we need to put netting over the grates so the babies will not fall through.

NEXT MEETING: June 10th, 2024 at 3:00 P.M.

MEETING ADJOURNED: the meeting was adjourned at 3:25 P.M.

Respectfully Submitted,

Julie Helle, Secretary

FOUNTAINS BOARD OF DIRECTOR'S MEETING

DATE: April 8, 2024

The meeting was called to order at 3:00 P.M.

BOARD MEMBERS PRESENT: Donovan Madden, Chair, Irene Jordon, Treasurer, and David Smith, Maintenance, constituting a quorum.

OFFICERS PRESENT: Bob and Karen Markel, Landscape, Joan Mathews, Newcomer's Welcome, Judy West, Assistant Treasurer and Resident Information and Communication, Janet Giovannetti, Forum Editor and Julie Helle, Secretary.

RESIDENTS PRESENT: Clare Engle, #78, Dottie Francis, #66, Patricia Goytia, # 16, David House, # 77, Ann Arnold, #41 and Jody Lintner, # 90. Jody asked when the pavement by the mailbox in front of building 15457 would have the cement around it repaired. David Smith replied that it is being addressed. Clare Engle shared a parking problem; Clare missed an appointment because someone blocked her garage door and refused to move when she asked. Jody Lintner mentioned that a meeting set at the clubhouse on April 20th on scams has been cancelled.

SECRETARY'S REPORT: Julie Helle: Julie requested a motion for approval of the minutes for the March board meeting. Motion made, was seconded, and approved. Julie requested a motion to approve minutes for the special meeting on March 26. The motion was made, was seconded, and approved.

ASSISTANT TREASURER REPORT: Judy West: 110 units are paid in full for March.

TREASURER REPORT: Irene Jordon:

1. Funds on Hand at March 31, 2024:

a. Total Reserves Funds on Hand	\$852,986.31
b. Total Operations Funds on Hand	\$ 91,636.57
c. Total Funds on Hand	\$944,622.88

2. Check numbers 14304 through 14321 were issued for a total of \$80,472.38. There were six debit card charges totaling \$368.16. Checks outstanding at month end totaled \$13,565.54.

3. \$152,000 was moved to Chase Bank on April 3 for one CD (\$150K) and to set up checking account (with no checks) to meet bank requirements for getting best interest on CD. The movement was required to get the HomeStreet account balances below the FDIC maximum of \$250K.

NEIGHBORHOOD WATCH COORDINATOR: Lee Cunningham: No report, not present.

NEWCOMER WELCOME, NEW RESIDENTS: Joan Mathews: A new resident, Bill Yandon, has moved into unit 67. Discussion was held regarding unit #18 which is also vacant. Monthly dues will still need to be paid. If it is sitting vacant with no realtor, the HOA has the right to go in and inspect it once a month to make sure there are no issues that could affect other residents.

RESIDENT INFORMATION AND COMMUNICATION: Judy West: no report.

FORUM EDITOR: Janet Giovannetti: Janet will continue to put in spring cleaning and landscaping information. The Tualatin Valley fire department will come out and check smoke detectors for residents.

ARBORIST REPORT: Jim Cunningham: No report, not present.

LANDSCAPE REPORT: Bob and Karen Markel: Bob has been spreading mulch. He also completed a drain by building 15485. Both fountains will be re-furbished this spring. After that is done, flowers can be planted around them. Volunteers are needed for flower planting. Once the dates are firm, 3-4 days ahead of planting Donovan will send out an email asking for volunteers. Bob and Karen will be gone from May 1 through May 14.

MAINTENANCE REPORT: David Smith:

Ants: Spraying for ants will be done on April 29th.

Roof anchors and moss removal: On 05/07, JBC Roofing will install roof anchors on the main buildings and apply zinc to kill the moss. They will also treat 8-10 garages.

Chimney Inspections: Chimneys will be inspected to assure there are no leaks.

Brick Maintenance: About 30 units will have the window ledges inspected, cleaned, and tuck pointed as needed; each will then be sprayed with a substance to keep moss from growing for up to 10 years. It may take two years to do all. The work will be done by Rose City Masonry.

Window Washing: Windows will be washed the end of June, once the work above is completed.

OTHER: Concerns were raised about people driving the wrong way around the upper roundabout and parking on the roundabout or close to it. Several ideas were suggested such as painting curbs and putting up signs. A question was raised regarding exactly where 114th Ct. street becomes a private street. Also, it was noted that there is also an incorrect street sign next to 109th. David offered to talk with the city about both issues.

OLD BUSINESS: None

NEW BUSINESS: A motion was made, was seconded, and approved to change the name of the maintenance committee to the **Board Advisory Committee**. This was done because the Maintenance Committee is involved in areas of work with the board other than maintenance.

NEXT MEETING: May 13, 2024

MEETING ADJOURNED: the meeting was adjourned at 3:37 P.M.

Respectfully Submitted,

Julie Helle, Secretary

SPECIAL FOUNTAINS BOARD OF DIRECTOR'S MEETING

DATE: March 26, 2024

The meeting was called to order at 1:00 P.M.

BOARD MEMBERS PRESENT: Donovan Madden, Chair, Irene Jordon, Treasurer, and David Smith, Maintenance, constituting a quorum.

OFFICERS PRESENT: Bob and Karen Markel, Landscape, Joan Mathews, Newcomer's Welcome, Janet Giovannetti, Forum Editor and Julie Helle, Secretary.

NEW BUSINESS: The purpose of this meeting was to discuss the need to increase our insurance coverage amount for crime and fidelity on Fountains property. FDIC currently covers amounts in bank accounts up to one million dollars. Irene explained that The Fountains accounts now exceed that amount. After discussion, it was moved and seconded to increase the insurance coverage to two million dollars at an additional cost of \$131.00 per year. The motion was approved.

MEETING ADJOURNED: The meeting was adjourned at 1:15 P.M.

Respectfully submitted,

Julie Helle, Secretary

FOUNTAINS BOARD OF DIRECTOR'S MEETING

DATE: March 11, 2024

The meeting was called to order at 3:00 P.M.

BOARD MEMBERS PRESENT: Donovan Madden, Chair, Irene Jordan, Treasurer, and David Smith, Maintenance were present, constituting a quorum. Donovan welcomed David to the board.

OFFICERS PRESENT: Bob and Karen Markel, Landscap, Joan Matthews, Newcomer's Welcome, Judy West, Resident Information and Communication, and Janet Giovannetti, Forum Editor were present. Elena Madden, Assistant Treasurer, Jim Cunningham, Arborist, and Lee Cunningham, Neighborhood Watch/Disaster Committee were not present.

RESIDENTS PRESENT: Bill Norton, #59, Neal Sanders, # 6, Dottie Francis, # 66 and Ann Arnold, # 41. No questions or concerns.

SECRETARY'S REPORT: Julie Helle: Julie requested a motion to approve the minutes from the February 12, 2024 board meeting. The motion was made, was seconded, and approved.

TREASURER REPORT: Irene Jordon

1. Funds on Hand at February 29, 2024:

a. Total Reserves Funds on Hand	\$850,400.40
b. Total Operations Funds on Hand	\$134,465.95
c. Total Funds on Hand	\$984,866.35

2. Check numbers 14292 through 14303 were issued for a total of \$48,067.70. There were no debit card charges. Checks outstanding at month end totaled \$30,515.12.

3. WA Fed CD 1184027306 will mature on March 16. As has been the practice it will be rolled over to the best rate.

4. Judy West needs to be approved to be a Treasurer Assistant. She has been handling all the checks and deposits for some time now.

Irene Jordon made a motion to approve Judy West to serve in the assistant treasurer position as Elena is unable to do it at this time. This position and the Resident Information and Communication positions will be combined. Elena will continue to pick up the invoices at Box 6 at the clubhouse.

David Smith as the new Maintenance Director will be put on the debit card account at Home Street Bank.

The motion to approve these changes and the Treasurer's Report was made, was seconded, and approved.

NEIGHBORHOOD WATCH COORDINATOR/DISASTER COMMITTEE: Lee Cunningham: Not present.

NEWCOMER WELCOME, NEW RESIDENTS: Joan Mathews: The new resident in #49 will move in the end of the month. Discussion followed about other changes; Marilyn Katz, #97 has moved into the estates. #67 has a new buyer and the property is to close March 21. Suzanne Harris, #75 has moved, and Gunther Schulze, # 18 has passed. Contact information for Gunther's family will be emailed to board members. Thank you, Neal, for obtaining that for us.

RESIDENT INFORMATION AND COMMUNICATION: Judy West: No report

FORUM EDITOR: Janet Giovannetti: Janet will share information about spring cleaning, to check around our units for any issues, and remind people to clean heat pump filters and dryer vents; also, a reminder to check smoke detector batteries and be aware the detectors are only good for about 10 years. The brand name of the detectors installed here is "Kidde."

ARBORIST REPORT: Jim Cunningham: Not present.

LANDSCAPE REPORT: Bob and Karen Markel: The pond people have come. The sump pump for the upper fountain is not working but the fountain is running ok. In the lower fountain, a PVC pipe is broken, but the pond people are replacing it today. Bob and Karen are getting an estimate to drain, clean and refurbish the inside in the fountain. Karen noted that as the weather is getting nicer, she needs volunteers to help plant flowers again by the fountain. She hopes it will be done by the first of May. Let her know if you want to help plant.

MAINTENANCE REPORT: David Smith: David asked if meetings could be recorded to make it easier to take notes. Irene advised him that for legal reasons, our lawyer has advised against it.

David asked if the outside window washing still needs to be offered to residents. It is a cost of around \$3,000 that could be used better elsewhere and rain and debris from the yard work soon dirties them again. Some windows are also hard to get to and the current window washer refuses to do them.

The screen repair project is going well and it was noted that now there are not many screens to repair each year. Some residents are having their sliding doors and windows replaced. They are requested to save their old screens and David will pick them up to be reused.

There is a leak in the garage behind #43. The garage roof runs up to the building through vents and the leak has caused mold to grow on the sheetrock. The cost to replace two roof vents and repair the sheet rock will be \$6,400. OSHA also requires anchors to be placed on the roof for the

worker's safety. The cost is \$95 for each anchor. It was suggested that possibly the workers could treat the moss at the same time they do the other work.

The next annual meeting and how to better assure a quorum was discussed. Suggestions were made to start planning sooner, send out information more than once and put it in the forum. Residents do not need to attend the meeting to be counted for the quorum; they can vote by putting their ballot in box 31 or by proxy instead if they wish.

OLD BUSINESS: None

NEW BUSINESS: None

NEXT MEETING: April 8, 2024

MEETING ADJOURNED: the meeting was adjourned at 3:53 P.M.

Respectfully Submitted,

Julie Helle, Secretary

FOUNTAINS BOARD OF DIRECTOR'S MEETING

DATE: February 12, 2024

The meeting was called to order at 3:00 P.M.

BOARD MEMBERS PRESENT: Paul Brock, Maintenance, Irene Jordon, Treasurer and Donovan Madden, Chair, constituting a quorum. Also present were officers Joan Mathews, Judy West, Bob and Karen Markel, and Jim Cunningham. Janet Giovannetti was excused.

RESIDENTS PRESENT: Dottie Francis, #66, Dave Smith, #25, Neal Sanders #5, and Ann Arnold, #41.

SECRETARY'S REPORT: Julie Helle: Julie requested a motion to approve the December 11/2023 minutes. The motion was made, there was a second and it was approved.

ASSISTANT TREASURER REPORT: Judy West for Elena Madden: All units were paid in full for December 2023 and January 2024.

TREASURER REPORT: Irene Jordon:

December:

1. Funds on hand December 2024:

- a. Total reserves funds on hand: \$ 840,887.45
- b. Total Operations Funds on hand: \$ 67,118.33
- c. Total Funds on hand: \$ 908,005.78

2. Check numbers 14270 through 14281 were issued for a total of \$56,946.46. There are no debit card charges. Checks outstanding at month end totaled \$6,560.68.

3. A Washington Federal CD matures on 1/26/2024. Best rates have been with the 13-month CD and the expectation is that will be the case for this CD.

4. A Washington Federal CD matures on 1/26/2024. Best rates have been with the 13-month CDs and the expectation is that will be the case for this CD. Irene asked for a motion to approve the December Treasurer's report. The motion was made, there was a second and it was approved.

January:

1. Funds on Hand at January 31 , 2024 :

- a. Total Reserves Funds on Hand: \$ 831,203.17
- b. Total Operations Funds on Hand: \$ 133,865.73
- c. Total Funds on Hand: \$ 965,068.90

2. Check numbers 14282 through 14291 were issued for a total of \$31,781.83. There were no debit card charges. Checks outstanding at month end totaled: \$ 14,189.72.

3. Washington Federal CD 1184 059754 matured on 1/26/2024 and was rolled over to a new 13 month CD at 4.6%. Irene asked for a motion to approve the January Treasurer's report. A motion was made, there was a second and it was approved.

NEIGHBORHOOD WATCH COORDINATOR: Lee Cunningham: Jim reported for Lee that there is nothing new. Lee continues to attend the Disaster Committee meetings.

NEWCOMER WELCOME, NEW RESIDENTS: Joan Mathews: Unit 49 has sold and the new owner plans to move in the end of March. Joan has visited with her. Unit 67 is still on the market. Several other units may come up for sale in the next few months.

RESIDENT INFORMATION AND COMMUNICATION: Judy West: No report.

FORUM EDITOR: Janet Giovannetti: no report, not present.

ARBORIST REPORT: Jim Cunningham: Jim reported that he did not see any damage from the storm. Bob reported that some trees behind the garages by the ravine have damage and the taller trees near the lower fountain need to be trimmed. Jim said that last year trees were trimmed away from the buildings and this year other trimming will be done. It was noted that a tree near Unit 45 is leaning and could fall on unit 45. This tree is owned by the apartments, so the apartment manager will be contacted.

LANDSCAPE REPORT: Bob and Karen Markel: Bob reported that there may be damage to the grass from the storm and where people walked on it and walked their dogs. Some plants may need to be replaced, that will be determined after the growing season starts.

MAINTENANCE REPORT: Paul Brock: No report.

OLD BUSINESS: None

NEW BUSINESS: There was a brief discussion about the annual meeting on February 21 on how to disperse the ballots, when set up will take place and the need to make sure each unit only has one vote. Some have already voted by putting a ballot in box 31. Tables and chairs needed for set up were also discussed.

NEXT MEETING: Monday, March 11, 2024 at 3:00 P.M.

MEETING ADJOURNED: It was moved, there was a second, and it was approved to adjourn the meeting at 3:40 P.M.

Respectfully Submitted,

Julie Helle, Secretary