

**FOUNTAINGROVE RANCH MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
February 8, 2006**

Board Present: Ed Margason, Tim Doherty, Carmen Kilcullen, Skip Epperly, Jim Rohde, Jim Johnson
Board Member Absent: Jim MacMillan
Others Present: CFO Jack Caslin and Property Manager Gigi LaFontaine.

The meeting was called to order by Pres. Ed. Margason at 7:15 PM.

APPROVAL OF MINUTES:

Jan. 11, 2006 Regular Meeting– **Motion Rohde/Doherty to accept. Passed**

Jan. 11, 2006 Executive Session – **Motion Epperly/Johnson to accept. Passed.**

CALIFORNIA NATIVE PLANT SOCIETY:

The Association received a letter, dated Feb. 6, 2006, from the Society detailing its concerns re: plantings in an open space area off of Southridge. The Society claims that important concerns have not been addressed in the past and would like to work with the present board to insure proper management of the area. The Board agreed to have one of the directors meet with the Society and work on a feasible management plan for the above-mentioned area.

FINANCIAL REPORT:

- Revenues higher than budget by \$10,300 because of fees and interest income.
- Total expenses exceed budget by \$11,800.
- Administrative expenses showed a savings of \$20,100.
- Landscaping expenses were lower by \$28,600.
- Unfavorable expenses were legal fees exceeding the budget by \$69,300,
- Note: We started the year with a \$70,00 carryover from 2005.

- Reserve Account shows revenues of \$37,400 and expenses of \$20,000.
- Reserve Account has a cash balance of \$316,500 which will be used for repairs and replacement in the future.

A financial review for 2005 is being prepared by an outside CPA and should be ready for the April Board meeting.

ACC COMMITTEE:

The Committee will tour golf course lots to view fencing in these areas.

LANDSCAPE COMMITTEE

The contract with Atlas Tree Surgery and Maintenance Co. began on March 1, 2006 and is in effect for a year.

SAFETY COMMITTEE:

- Director Jim Johnson named the chairman.
- Thomas Lake Harris intersection is being studied for traffic control.
- *NO PARKING* signs are up in certain areas of Fir Ridge.
- Letter written to two chronic overnight parkers on Fir Ridge.

WEBSITE COMMITTEE:

Gigi is working with *Biznerds* updating the website and regrouping categories.

SKYFARM OPEN SPACE PARCEL:

This open space parcel along golf fairways 7 and 8 belong to the Association. We are checking into cattle grazing operations for usage.

WEED ABATEMENT:

Work will proceed according to the amount of money budgeted.

4611 THOMAS LAKE HARRIS PROJECT:

- Legal appeal has stopped all activity.
- **Motion Johnson/Epperly to research the safety of two earth dams on Fountaingrove Lake, near this proposed project, by the firm of Cotton/Shires Co. at an estimated cost of \$3800. Passed.**

BICENTENNIAL ESTATES:

- Hearing on Association appeal on Feb. 14, 2006.
- Pres. Ed authorized Attorney Ben Graves and consultant Scot Stegeman to attend.

SUNSET VISTA:

Association motion on lawsuit to be heard on March 1, 2006.

LIGHT MAINTENANCE CONTRACT:

Motion Rohde/Epperly to approve the contract submitted by Republic Electric Co. to perform this service at a price of \$150 quarterly. Passed.

There being no further business, the meeting was adjourned at 9:15 PM.
Next meeting: Wed., March 8, 2006 – 7PM.

Respectfully submitted,

Carmen Kilcullen
Recording Secretary