

**FOUNTAINGROVE RANCH MASER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES  
February 13, 2008**

The meeting was called to order by Pres Ed Margason at 7:10 PM.  
All directors were present with the exception of Jim Johnson  
Also present were CFO Jack Caslin, Laurie Clayton and Property Manager Gigi LaFontaine.  
Guests were Ed and Barbara Bellone

**APPROVAL OF MINUTES of Jan. 9, 2008- Change "east" to "west" in designation of Thomas Lake Harris Rd. Motion MacMillan/Epperly to approve as corrected.  
Passed.**

**CORRESPONDENCE-**

Letter from Tim Doherty stating that he is resigning from the Board effective March 15, 2008.

**OPEN FORUM:**

Pres. Ed Bellone of the Second Fairway SubAssn. discussed the 25-mile per hour signage for Crosscreek Rd. with the request to put up signs in open space areas for approximately 30 days. The purpose is to deter the speeders that are a constant on this street.

**COMMITTEE REPORTS:**

FINANCIAL:

For the first month, revenues exceeded expenses by \$18,032. Administrative expenses were close to budget; insurance was slightly lower than anticipated; legal expenses were also lower; landscaping expenses will increase and fire and weed abatement are expected to be sizeable.  
The Reserve Account has a cash balance of \$348,761 and will be used for repairs and replacements in the future.

ACC-

PGE Easement on Skyfarm property – Skip requested a specific agreement from PGE showing the plot plan, tower and projected work. Will present at the March meeting.

SAFETY-

A packet of the final traffic improvements for the Parkway was presented. Gigi and Dewey Nelson are to be commended for putting it together. It is on file in the ASSN. office.

LANDSCAPE-

Committee Laurie Clayton presented a chart showing areas suggested for lawn reduction. Not all lawns will be eliminated. She will finalize the project for the March meeting.

**OLD BUSINESS:**

**BOARD AGENDA-**

The ASSN received information from Attorney Barbara Zimmerman re: new rules for developing Board Agendas. This was distributed to board members and a copy is available in the office. The Board will comply with the new regulations.

SIGNAGE –

Chuck Drayer, who is working on replacing signs in the Ranch, will submit a proposal for this job. The amount is about \$3,500 with the work to be completed as soon as possible.

THE LODGE (BY AEGIS):

It is possible that the Ad Hoc Committee will meet in late March.

LOT 12 EASEMENT (Sunset Vista)-

Received a letter from an attorney asking that Board Pres. Ed sign over the easement to the owner of Lot 12. No action was taken. Tim was asked to work with Gigi on this matter.

OPEN SPACE PARCEL VERIFICATION-

Skip researched what properties FRMA actually owns and distributed a list of our parcels of open space. He can now reference with Chicago Title to better clarify this issue.

VIOLATIONS/ENFORCEMENTS-

Re: basketball hoops, garbage cans, Xmas tree lights, etc. Gigi may send notices to homeowners who are in violation.

**NEW BUSINESS:**

SECOND FAIRWAY SIGNAGE-

**Motion Epperly/Nowacki that no signs are to be placed in ASSN Open Space for any length of time. Passed with 1 abstention.** A letter will be sent to Second Fairway Sub Assn.

ANNUAL MEETING-

- Election Policy- The new election policy for board members was distributed. The new rules must be sent to homeowners 30 days before their adoption. The annual meeting is for information purposes only. The election is conducted by secret ballot after the annual meeting.
- Appointment of an Election Inspector- Ballots are to be sent to him/her who will open them and count them.
- Terms of Directors- Terms expiring are those of S. Nowacki, E. Margason, and S. Epperly.
- Annual Meeting Date - **Thursday May 15, 2008 at 7PM.**
- Nominating Committee- Appointed were Jim Johnson, Jack Caslin and Karen Erickson.

GENERAL WEED ABATEMENT-

**Motion Kilcullen/Nowacki to hire the goat company, Living Systems, for grazing as presented by the report submitted by Tim Doherty for a cost of up to \$41,100. Passed.**

Grazing should be completed in the time period June 1-15. We should also check with Atlas Landscaping for a price on an area in Southridge Rd.

LIENS ON DELINQUENT ACCOUNTS-

**Motion Epperly/Doherty to approve liens based on the report from the office.**

NEXT MEETING DATE (note change) – Thursday, March 13, 2008

ACTION ON CORRESPONDENCE-

**Motion Epperly/Kilcullen to accept Tim Doherty's resignation with our thanks for all his fine work. Passed.**

There being no further business, the meeting was adjourned at 9:40 PM and the Board moved into Executive Session.

Respectfully submitted,

Carmen Kilcullen  
Recording Secretary