

**FOUNTAINGROVE RANCH MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES  
January 9, 2008**

The meeting was called to order by Pres. Ed Margason at 7:05PM.

Present- Doherty, Kilcullen, Epperly, Nowacki, MacMillan.

Absent- Johnson

Also present- Gigi LaFontaine, Jack. Caslin and guests Dewey Nelson and Laurie Clayton.

**MINUTES OF Nov. 14, 2007– Motion Nowacki /MacMillan to approve with the change to add “excluding Varena”after Ranch and eliminate “on” in Policy.**

**HOMEOWNERS’ CONCERNS:**

Complaint letter re Jensen situation: persons who wrote the letter do not wish to be identified.

**COMMITTEE REPORTS:**

**FINANCIAL-**

The finances are in excellent shape with a projected surplus for the end of year. Actual expenses were below budget by \$96,140 and most expenses were under budget except for fire and weed abatement. The ASSN. received a reimbursement from our insurance company.

**ARCHITECTURAL CONTROL COMMITTEE-**

No major items to report.

**LANDSCAPE –**

Chairman Laurie Clayton proposed the following enhancements:

1. Deauville Center Island - \$3,705 for replanting and modifying irrigation
2. Bent Tree Entrance - \$1,873 for new ground cover and replanting.

Chairman Clayton proposed that Atlas Landscape Co. be awarded the contract for open space management. It was recommended that, if a project is under \$5,000, Atlas would do the work and it would not be necessary to send the job out for bid. The board would still need to approve any expenditure over \$1,000.

**Motion Kilcullen/Nowacki to approve these proposals. Passed.**

A chart on proposed Lawn Reduction Areas was displayed. Prioritization for these areas would be discussed further at the February meeting.

**SAFETY-**

Dewey Nelson discussed the latest proposals from the Traffic Dept. He suggested that both Fountaingrove Assns. need to establish positions on these proposals. Of particular interest for discussion were pages 14, 16, 19 and 26. It was also recommended that the Traffic Dept. keep the signal at Fir Ridge and the Parkway and install one at West Thomas Lake Harris and the Parkway. .

**OLD BUSINESS:**

SIGNAGE-

Stainless steel bolts have been purchased to secure the signs. All signs are ready except for the Southridge one. There was also a suggestion for camera surveillance at various intersections.

POLICY MANUAL FOR FIRE PREVENTION-

**Motion Epperly/Nowacki to approve. Passed.**

THE LODGE

Review of field work is ongoing. Developer has not yet submitted all necessary fees.

**NEW BUSINESS:**

INSURANCE RENEWAL-

The insurance quote for the period 2/1/08-1/31/09 is \$7,300.

**Motion Epperly/MacMillan to approve. Passed.**

Pres. Ed signed the contract.

NEW LAWS FOR 2008-

There is new legislation regarding format for agenda items for meetings. Skip will work with Gigi to properly update our agendas. Tabled to the February meeting.

FRMA LETTERS:

**Motion Epperly/Kilcullen that no correspondence or communications, representing the opinions of the Board, shall be issued without the review and approval of the full Board of Directors.** Excluded from this motion is the normal everyday correspondence from the property manager.

QUITCLAIM FOR LOT 12:

No action taken.

There being no further business, the meeting was adjourned at 9:30 PM. The Board moved to Executive Session.

Respectfully submitted,

Carmen Kilcullen  
Recording Secretary.

Next Meeting: February 13, 2008 – 7PM