

FOUNTAIN OF THE SUN COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING

July 15, 2013

Call to Order: President Oien called the meeting to order at 1:30 PM.

Roll Call: Board members present: Jera Cooperman, Dennis Jones, Erv Stoll, Jerry Evavold, Carol Porath, Burt Oien and Keith Kellen by Skype.

Also present, FOS Manger John Millar

Approve Agenda: Director Jones moved that we amend the agenda to remove Motions #2 and #3 due to incomplete information on the bids. Director Evavold seconded the motion. Motion passed unanimously.

President's Report: President Oien further explained the need for removing the above motions. Also, announced the closing of The Chatterbox on July 17th. The city will have to evaluate the area to see if a new restaurant could be opened with a new manager. He further announced that the board has no objection to the new FOS Citizens Service Club being formed, but will investigate the exposure to FOSCA to any liability.

Community Forum: Nancy Nacu, President of the Country Club, announced that with the closing of The Chatterbox restaurant, the Country Club will offer a short term Restaurant and Lounge membership starting on July 18th, through October 31st, 2013 for \$10 per household. This membership would allow any FOS resident to use the restaurant and lounge at any time the club is open. Interested persons should go to the Country Club office to purchase this membership. The restaurant opens at 8 AM. The availability of this or similar Restaurant and Lounge memberships after October 31st has not been determined.

Sharon Jandorf stated that she hopes the spa/pool renovations will not be put off again. Also, was concerned with the space allotted to the ceramics area in the plans for putting the ceramics and computer users in the existing ceramics room. Also, asked why the area in The Chatterbox had not been evaluated in these plans. Manager Millar explained the need to move the computer room and stated that the plans are in the 1st phase and have not been finalized. Also, that Maricopa County Environmental Services will require significant improvements and some new equipment prior to issuing a new business license to anyone for the café location. The City of Mesa may also require certain facilities be brought up to current code, these requirements will be evaluated and a cost determined prior to determining whether the future of the space occupied by the Chatterbox.

Scott Davenport asked what the planned changes are for the pool and spa. Also, asked what would be done with the grease from the Activity Center, which is currently dumped into the Chatterbox grease bin. Manager Millar reported on the condition of the pool and spa surface. They plan to use the smooth pebble surface as it lasts for up to 20 years. Also, the decking will be replaced and the plumbing

equipment needs to be upgraded. Manager Millar said that the grease for the Activity Center will have to be addressed.

Richard Meyer asked about the resolution for no special assessment to purchase the RV Resort property. President Oien stated there would be an analysis of the reserve and then look into financing for the purchase.

Sheryl Mertens of 83rd Place asked about the RV Contracts. President Oien explained those existing contracts would be honored.

Mary Martin noted that the RV Storage area may not be available for RV Storage even if we don't buy the property.

Lurae Chapman asked about the special assessment or increase in the regular assessment. President Oien restated there would be no special assessment because of the purchase of the RV Storage, but did not guarantee no increase in the regular assessment.

Ken Amburguy , 8237 E Fay asked about the gate that would be installed at the new entrance. President Oien noted that it would probably be an automatic controlled gate. Mr. Amburguy also asked if the new entrance was the only reason that we wanted the property and wondered if an extra gate would present us with more security problems. President Oien stated that was only one reason. The board is also concerned with what the present owner could do with the property as he seems to be thinking about what else he could do there besides RV Storage. Mr. Amburguy then asked why he could only drink beverages under the ramadas at the pool.

Approval of the Minutes: Director Cooperman moved that the minutes for the FOSCA board of June 10, 2013, be approved. Director Porath seconded the motion. Motion passed unanimously

Treasurer's Report: Director Evavold went over the report showing operation expenses and totals for the year. Motion made to approve made by Director Jones, seconded by Director Stoll. Motion passed unanimously.

Committee Reports

Bingo - Director Stoll reported that the new games have been installed in the machine and that bingo will start on October 8th.

Security - Director Stoll announced the purchase of the new stop sign at the 80th Street guard house. He also reported on open garage doors, ambulance, fire and police calls.

Securitas – Gabrielle Storr reported on incidents mainly consisting of unruly behavior and ambulance calls. Gabrielle also announced a new procedure on the open garage incidents.

Activity: Virgil Schatz announced that today is the FOS Fuddruckers day. From the money that FOS residents spend there, FOS gets 10% back. Also a pet fair will be held on July 25th.

Election: Announced there will be 4 openings for the FOSCA board and to get your resume in early.

Marketing: No report

Sun Times: No report

Long Range Planning Committee: Director Kellen announced their next meeting will be November 15th in the craft room.

Committee on Broadway Rd Entrance Improvements: Director Jones announced there is nothing new since the contract was awarded in March. They are waiting on the city.

Finance: No report

Manager's Report: Manager Millar announced the palm tree trimming has been completed. Street repairs are done and look good. A new cash management system is being installed at the front desk and is linked to the server. Also pointed out that with all the improvements already done and that are planned, the need for an increase in the regular assessment may occur. The ADA Bathroom has qualified bidders and we are now waiting for the approval from the city

Correspondence: A letter from Keith Hilgendorf was read by Director Porath. The letter stated that the FOS Foundation Board of Directors appreciated the support from the FOSCA Board. He also mentioned the newly organized FOS Citizens Service Club.

Old Business: None.

New Business:

Motion #1: Appoint David Houston as a member of the Security Committee. Motion to approve made by Director Jones, seconded by Director Porath. Motion passed unanimously.

Motion #2: Approve the Resolution regarding the purchase of the RV Storage Facility.

"Now, Therefore, be it resolved that the board of Directors hereby adopts the following position: The proposal to purchase the RV Storage Facility will not include any provisions for a special assessment to purchase the property when brought before the community for a vote."

Motion to approve made by Director Stoll, seconded by Director Porath.

Motion passed unanimously

Director Evavold stated that he has heard many say that nothing ever changes, nothing gets done. He's heard many concerns about the possibility of an increase in assessments. He further stated that there are many things being addressed to improve this community and the improvements do not come free.

Director Porath moved to adjourn, seconded by Director Kellen. Motion passed unanimously.

President Oien adjourned the meeting at 2:55 PM

Next Board meeting is scheduled for September 9, 2013, at 1:30 PM

Attested to by Jera Cooperman, Secretary, FOSCA

A handwritten signature in cursive script that reads "Jera Cooperman". The signature is written in black ink and is positioned below the typed name.