



**Fountain of the Sun Community Association (FOSCA)  
Board of Directors Meeting Minutes of June 11, 2018  
540 South 80th Street – Administration Building**

**Call to order** – President Favero called the meeting to order at 7:00 PM.

**Roll call** - The following persons were present: President - Jerry Favero via conference call, Vice President Larry Shima, Secretary Dorothy O'Brien, Treasurer Mike Powell, Director Francine Miller, Director Keith Hilgendorf and Director Calvin Stone. Also present FOSCA Manager John Millar.

**Approve Agenda** – Motion to approve Director Hilgendorf, second by Director Powell the agenda was approved unanimously.

**President's Report** – President Favero

- General Notes – welcomed everyone and turned the meeting over to Vice President Shima.

**Community Forum**

- A resident asked about the vehicular break-ins – this will be discussed with Committee information.

**Secretary's Report** – Secretary O'Brien requested a Motion to Approve the minutes of the:

- **May 14, 2018** FOSCA Board meeting, motion by Director O'Brien, Second: Director Powell, the minutes were approved unanimously.

**Treasurer's Report** – Treasurer Powell gave his report which included the following from the Unaudited May 31, 2018 financial statements:

**YTD Operations Revenue and Expenses as of May 31, 2018**

OPS Total Income of \$ 725,760 vs. budgeted of \$ 716,690 - revenues are \$9,070 better than budgeted.

OPS Total Expenses of \$639,918 vs. budgeted of \$644,950 expenses are \$5,032 over budget. Net income through May is \$85,843 before Depreciation and \$28,759 after Depreciation.

**YTD Reserve Fund Revenue and Expenses as of May 31, 2018**

*Reserve income of \$162,127 vs. budgeted of \$78,042 reserve income was \$84,085 better than budgeted.*

*Actual expenses YTD were \$65,316 vs. budgeted of \$79,312. We are under budget by \$13,996.*

**Committee Reports**

**Bingo – No Report**

**Security Committee – Bill Sorenson** – The committee would like one more member– please think about joining. Applications are available from John Millar. There have been vehicles broken into – ensure to lock your doors, there have been windows broken with what appears to be plastic pellets – if you see or hear anything contact security, ensure to stop at our stop signs.

**G4S – FOS Security** – LT Gary Eernisse – Speed in the community is an issue, ensure only licensed drivers are driving golf carts, lock your cars to minimize problems, and if you are riding a bike at dawn or dusk ensure to have lights on your bike.

**Activity Team** – No Report, the next meeting is September 4, 2018.

**Activity Director** – John Millar for Heather Roberts – reviewed upcoming events including the July 3rd Independence Day Pizza Party, at 12:00 Noon at the Activity Center, you must purchase tickets by July 2<sup>nd</sup>.



**Election Team** – No report

**Sun Times** –Debra Miller, Sun Times Editor, thanked folks for the information they have provided.

**Long Range Planning** – Director Stone reported on the last meeting, everyone is invited to actively discuss ideas.

**Finance Committees** – John Focht reported there are two openings on the Committee – please think about joining. Applications are available from John Millar. They are working on the 2019 budget, Reserve funds are at 44% and they would like the Reserves and Capital Funds to be higher.

**Infrastructure and Maintenance Committee** - Jerry Evavold reported on the new fitness equipment and bath house fascia and soffit upgrades were discussed. This Committee also would like more members – please think about joining. Applications are available from John Millar.

**Managers' Report** – Manager Millar reported on the replacement sink in the Activity Center which was funded by the Citizens Service Club; pigeon abatement is in process; RV storage lighting, circuit breakers, and receptacles were replaced; paper towel dispensers are complete next are the soap dispensers, this should result in a cost savings; concrete repairs occurred at the Activity Center, billiard table reconditioning is scheduled; chorus risers are ordered; new property management software is here and data upload is being coordinated; new gym equipment is proposed; the bath house fascia is being reviewed.

#### **Correspondence**

- **FOS Foundation letter** – The FOS Foundation has agreed to cover the entire \$12,000 consulting fee for Dr. Wendy Hultsman as a part of the overall 2018-2019 Comprehensive Long Range Plan project.

#### **Old Business**

- **None**

#### **New Business**

- **Motion #1 Approve the Reserve Fund purchase of 6 new Incline Trainer/Treadmills at an estimated cost of \$34,651.87.**

#### **Rationale**

Quotes were received for the Incline Trainer Treadmills from a local fitness company REPS in Fitness and directly from the manufacturer the local company has provided the best pricing.

The incline trainers are an improved version of an existing product that has a very good service record in commercial fitness environments and provides features that are not available on other treadmills.

Motion by Director O'Brien, Second by Director Hilgendorf, the motion passed with 7 Yeas and 0 Nay.

- **Motion #2 Approve the Reserve Fund expense estimated at \$10,600 for the installation of aluminum fascia and soffit on the bathhouse, this is budgeted at \$15,000 in the 2018 Reserve Budget.**

#### **Rationale**



- The lone bid is from Ryse Construction, the same company that installed the soffit and fascia on the Admin Building in 2017. This estimate is within budget and the quality of the service Ryse provided previously has led management to recommend that they be the contractor for this project as well, they are licensed bonded and insured.
- This was reviewed by the Finance Committee and is recommended for approval. The committee is satisfied the contractor is offering a good value. Having received competitive bids for similar work in the past year the estimate is reasonable and does not warrant additional estimates.
- This was also forwarded to the Infrastructure & Maintenance committee via email, while there was no formal vote the majority responded they recommended approval.

Motion by Director Powell, Second by Director Miller, the motion passed unanimously.

Motion to adjourn at 7:55 p.m., by Director Hilgendorf, Second Director Powell, approved by a unanimous vote.

**Attested to by Dorothy O'Brien, FOSCA Secretary**

A handwritten signature in cursive script that reads "Dorothy O'Brien".