
Fountain Park Homeowners Association
Annual Meeting Minutes
Saturday, January 13, 2018 at 10:00 a.m.
Eastside City Hall Room C

Present:

Board:

<u>na</u>	Jeff Brown , President
<u>X</u>	Paul Earls , Vice President
<u>X</u>	Kate Avery , Treasurer
<u>X</u>	Barbara Lehmann , Secretary
<u>X</u>	Beau Alexander , Member

Staff:

<u>X</u>	Carol Keyser , Pinehurst Properties
<u>X</u>	Donna Wood , Pinehurst Properties
<u>X</u>	Donna Rainville , Meeting Minutes

Residents:

<u>X</u>	Dianna Alexander , Lot 34
<u>X</u>	Jerry Benson , Lot 110
<u>X</u>	Erin Callaghan , Lot 11
<u>X</u>	Carolee Capp , Lot 1
<u>X</u>	Calvin Cook , Lot 73
<u>X</u>	Carol Decker , Lot 163
<u>X</u>	Anita Dingee , Lot 170
<u>X</u>	Mary Duerksen , Lot 143
<u>X</u>	Anne Durkee , Lot 68
<u>X</u>	Darlene Earls , Lot 59
<u>X</u>	Elaine Emans , Lot 77
<u>X</u>	Alice Homola , Lot 137
<u>X</u>	Dan Jurkowitz , Lot 156

<u>X</u>	Margaret Kaminsky , Lot 40
<u>X</u>	Kay LaPlante , Lot 13
<u>X</u>	Melissa Mora-Lovelady , Lot 176
<u>X</u>	Jean Mucha , Lot 4
<u>X</u>	Alicia Navia , Lot 38
<u>X</u>	James Ramsey , Lot 107
<u>X</u>	Mina Reeder , Lot 139
<u>X</u>	Kara Scott , Lot 161
<u>X</u>	Thomas Sinnard , Lot 127
<u>X</u>	Carol Sontheimer , Lot 79
<u>X</u>	Carol West , Lot 129
<u>X</u>	Neil West , Lot 129

Quorum was established and the meeting was called to order at 10:00 a.m.

I. Minutes Review (Barbara Lehmann)

- **A motion was made and seconded (Earls/Kaminsky) to approve the January 28, 2017 Board Meeting Minutes as presented. Motion passes unanimously.**

II. Minutes Review (Jeff Brown)

- Paul Earls reported 2017 events in President Jeff Brown's absence as follows:
 - *Pinehurst* has helped the community to solve problems, lots of issues left.
 - There have been five new homeowners since June.
 - Splash is now being sent via email each month creating significant savings. Only 30 owners not on email. Thanks to Dianna Alexander for her work on the Splash.
 - Beau saved the Association many thousands of dollars to repair electrical issues at the fountain compared to various other bids.
 - Landscapers changed to *Landtamers* doing a good job now, park looks much better and vendor is more responsive to requests.
 - Pool had a number of leaks, and all four skimmers were replaced this summer, reducing the water bill significantly. Before the pool opens in the spring, the pool, including tiles, will be cleaned.
 - Recoated the ramada roof, repainted the floor and columns, and this continues to be a work in progress.

- Playground horses have been restored and repainted; they now look shiny & fresh.
- Doggie bag stations have been installed in park. Please use them!
- Instituted and built a little free library.
- Security changed to be more effective and less costly, monitored in from homes.
- Held a Neighborhood Watch meeting, where the sheriff encouraged calling 911 for any issue.
- New lighting in the park improves security.
- Lots of money spent on ground squirrel elimination, which seems to be working so far. We will have a better understanding of how to proceed forward next year.
- First 45 violations noted by new management had 36 corrected very quickly.

III. Committees

Hospitality Committee (Barbara Lehman)

- Appreciate support of the Board
- Fourth of July Parade: 50 attended. Thank you for the food and help organizing.
- Little Free Library was built and donated to the park. It was celebrated with a fun ceremony!
- Neighborhood Watch Meeting hosted by Barbara to increase awareness within Fountain Park.
- Holiday Light Tour: Community looked beautiful.
- For Valentines Day: Planning a "Meet the New Neighbors" at the pool and mingle together.

Landscaping Committee (Beau Alexander)

- It was a busy year.
- *Landtamers* is costing less money and includes extra free services.
- CO in the ground squirrel holes, although squirrels are currently in hibernation
- Inventory and assessment of tree trimming: \$21,000. Has been ignored for a long time.
- Added four mastif trees on west bank of pool area. They are not native, but are recommended by arborist for the area.
- 38% of Association budget is the maintenance of the park
- July water bill very high and leak detection company came to find several pool skimmers were leaking.

Architecture Control Committee (Kate Avery)

- Kate Avery chairs the Committee. Erin Callahan, Judi Dalton and Kay LaPlante are members of the Committee.
- Revised the ACC request submittal form which is now simpler and online.
- Committee recommends to the BOD and the BOD approves or disapproves projects.
- Strive to keep owners from losing momentum on projects with quick turnaround of requests.
- Window or doors replaced with identical products/colors: no need to submit, or if existing trees are replaced or added.

Security Committee (Paul Earls)

- New cameras were installed at the pool house that monitors the pool and all of the parking lot.

IV. Treasurer's Report (Kate Avery)

2017 Financial Report

- Kate Avery reviewed the November Financial Report noting the Association did more with less in 2017:
 - Operating Account is \$14,753
 - Reserve account is \$150,934
 - Total Assets are \$165,688
 - \$144,570 Income, \$112,965 Operating Expenses for a \$12,146 Net Gain.
- Kate noted several prominent expense increases since 2016: Electric increased 19%, a 30% increase in Gas, 4% increase in Insurance and a 14% increase in water, where the Association received a \$270 credit for water due to excessive charges resulting from pool skimmers leaking.
- Delinquencies \$6,800 with one owner owing 67%., next two owe 20% of total. The Association made progress reducing delinquencies in 2017.
- Variances:
 - Insurance reimbursement (\$2,553) for the wall repair was received from the insurance company of the owner's car that landed on the roof.
 - Remedy for large water bill last summer was applied in November.
- \$12,350 landscape improvement.
- Ramada repair \$8,500.
- Security system \$6,200
- Pool repair \$8,300.

2018 Approved Budget

- Kate Avery reviewed the 2018 Approved Budget as follows:
 - Dues unchanged.
 - Cut back on newsletter mailing.
 - Added new category for storm damaged tree removal.
 - Capital Expenses \$67,600
- **The Financial Reports were approved as presented.**

V. New Business

Parking Area Gates

- Paul indicated he would like to install gates across the parking area to limit access to the parking lot, not just at the pool.

VI. Owner Feedback

- Jerry Benson (Lot 110) noted the west entrance has very mature agaves and several seedling trees suggesting the Association consider upgrading. Owner has photos of diseased prickly pear cacti and poorly trimmed agaves on neighboring Lot 100. The new remotely read water meter runs constantly even if not using water, suggesting owners double-check meter, since they have only 90 days to report problems. Tree inventory west end of walking trail has dead limbs hanging over the fence.
- Carol Decker (Lot 163) inquired about the status of the Ricardo Small Wash. She paid \$2,300 to take out 13 sumacs, which she is very allergic to, but the roots are in the wash.

- Anita Dingee (Lot 70) asked about why the streets did not make 2018 pave list. Donna explained that the City budget is inadequate for the amount of paving needed and Fountain Park did not make the priority list in 2018.
- Dan Jurkowitz (Lot 156) inquired what the plans for the courts are at park? If there are not sufficient funds, perhaps the Association should consider a special assessment. Dan suggested there may be overactive enforcement, but the Board explained that only one letter has been sent out by the new management company.
- Paul explained that for the sports court, the Association is looking for a contractor to complete all work, don't have enough money currently to do this and are discussing options.
- Kara Scott (Lot 161) noted the community needs more and better communication with community as to what is happening with the courts, etc.
- James Ramsey (Lot 107) commended the Board on all the work done at the pool. He would also like a community phone directory.
- Donna Wood suggested a new survey be sent to the residents for their input at the park.
- Barbara suggested a *Next Door* account be started for neighborhood, as a communication tool.
- Carol Capp (Lot 1) takes pictures and reported she received an honorable mention in AAA photo contest for a photo of the fountain. The Board suggested she forward the pictures to a Board member and they could be added to the website.
- Homeowners were encouraged to consider serving on a committee. Sign-ups are in the back.

VII. Elections

- Carol Keyser reported that, Beau Alexander and Alicia Navia were duly elected to the Board for a two-year term via 64 absentee and in-person ballots. Kate Avery, Paul Earls, and Barbara Lehman continue to serve the second year of their term.
- Jeff Brown was thanked for his past services and contributions to the Board.
- Paul thanked *Pinehurst Properties* for resuming the management and Barbara Lehmann thanked Donna Rainville for providing professional minutes for the Association.

VIII. Future Meetings

- Board Meetings are held on the second Wednesday of every month at the *Eastside City Hall* located at 7575 E. Speedway Blvd. The 2018 meeting schedule is:
 - **Wednesday, February 14, 2018 at 6:30 p.m.**
 - Wednesday, March 14, 2018 at 6:30 p.m.
 - Wednesday, April 11, 2018 at 6:30 p.m.
 - Wednesday, May 9, 2018 at 6:30 p.m.
 - Wednesday, Jun 13, 2018 at 6:30 p.m.
 - Wednesday, July 11, 2018 at 6:30 p.m.
 - Wednesday, August 8, 2018 at 6:30 p.m.
 - Wednesday, September 12, 2018 at 6:30 p.m.
 - Wednesday, October 10, 2018 at 6:30 p.m.
 - Wednesday, November 14, 2018 at 6:30 p.m.
 - Wednesday, December 12, 2018 at 6:30 p.m.

IX. Adjournment

- **There being no further items of business, a motion was made and seconded (Earls/West, N.) to adjourn the meeting at 11:21 a.m. Motion passes.**

Board Members

Name	Term Ends	Phone	Email
Beau Alexander	2020	885-1711	bjalexander2@centurylink.net
Paul Earls	2019	885-3086	darandpaul@aol.com
Kate Avery	2019	612-5707	kateavery@comcast.net
Barbara Lehmann	2019	237-2140	bhlehmannaz@cs.com
Alicia Navia	2020	614-507-4067	Ainavs319@gmail.com
Donna Wood, Management Agent		298-2146	Donna@pinehurstproperties.net