
Fountain Park Property Owners Association
Meeting Minutes
Wednesday, November 8, 2017 at 6:30 p.m.
Eastside City Hall Room A

Present:

Board:

X **Jeff Brown**, President
X **Paul Earls**, Vice President
X **Kate Avery**, Treasurer
X **Barbara Lehmann**, Secretary
X **Beau Alexander**, Member (telephonically)

Staff:

X **Donna Wood**, Pinehurst Properties
X **Donna Rainville**, Meeting Minutes

Residents:

X **Sorralyya Beheshti**, Lot 126
X **Diann Brown**, Lot 10
X **Darlene Earls**, Lot 59

X **Kevin Harrington**, Lot 21
X **Kay LaPlante**, Lot 13

Quorum was established and the meeting was called to order at 6:30 p.m.

I. Homeowner Input

- Lot 21 Owner asked if approval was required to repaint the garage door a different color from the existing color and was informed that he could paint it any of the three approved colors without approval.

II. Minutes Review (Barbara Lehmann)

- **A motion was made and seconded (Brown/Avery) to approve the October 11, 2017 Board Meeting Minutes with the following changes:**

- On Page One, Section III, Third major bullet: Delete "A decrease of \$5,707 in"; Insert "decreased to \$5,707" after "Delinquencies."

- **Motion passes unanimously.**

- **A motion was made and seconded (Brown/Lehmann) to approve the October 26, 2017 Board Meeting Minutes with the following changes:**

On Page One

- **Administrative:** First Bullet- Acct 5110 Add \$150 for Annual Meeting Expense

- **Maintenance:** Sixth Bullet - Account 6195 note should indicate a 5% discount

- **Reserve Expense:** First & Second Bullet - Accounts 7140, 7145 there are no firm numbers yet

- **Motion passes unanimously.**

III. Treasurer's Report (Kate Avery)

- Kate Avery reviewed the October Financial Report as follows:

- Operating Account is \$21,486

- Reserve account is \$134,052

- Total Assets are \$155,538

- \$12,675 Income, \$7,729 Operating Expenses for a \$2,947 Net Gain.

- Kate noted \$48,000 was spent from Reserve Account this year.

- October Variances:
 - \$1,000 Legal Fees for foreclosure filing.
 - Postage and copies for printing and mailing the Rules & Regulations, plus color copies of the streets for the Transportation Advisory Committee.
 - Maintenance due to the fountain and irrigation repairs. Water remains under budget this month by \$46.40.
- It was noted that the Reserve Account 7550 Pest Control needs to be reclassified and moved from a Reserve Account expense to Operating Expense Account 6195.
- **The Financial Report was approved as presented.**

IV. Committee Reports

Architecture Control Committee (Kate Avery)

- Kate reported the perimeter wall project has been completed on Lot 126. It will be painted to match after the concrete cures.

Landscaping Committee (Beau Alexander)

- Donna W. noted she is looking for some plastic coated metal benches to replace the wooden ones in the park.
- Both the Ricardo Small and Hidden Hills Washes have both been cleaned out.

Pool Committee (Jeff Brown)

- Jeff reported the grass looks great, however there are gophers in the lawn area.

Hospitality Committee (Barbara Lehmann)

- Barbara Lehmann noted the next social event is the christening the new little free library.
- It was noted that a Community Events account was created to accommodate any Hospitality Committee expenses like the 4th of July parade and community yard sale.

Security Committee (Paul Earls)

- Paul Earls reported one vehicle break in on Wrightstown Place, where a police report was filed.

V. Property Manager's Report (Donna Wood)

New Owners

- Donna W. reported Lot 126 closed escrow on October 4 with new owners Leslie Yeager & Brenda Moore-Yeager.

Compliance Committee

- Donna W. reminded the Board that *Pinehurst* will be conducting a separate, mid-November painting inspection utilizing 8 x 10 sheets of HOA approved colors. Homeowners will be given three months to resolve minor painting issues and six months on major painting issues.
- Any homes going on the market will also receive a complete inspection (including paint) so owners receive an advance notice on issues to complete before the sale of their property.

VI. Old Business

Sports Court

- Jeff Brown met with Ken Perry of *Perry Engineering* who is working up a proposal for managing the multisport court and sand volleyball area.
- Jeff noted that Tom Joseph with *General Acrylics* (www.generalacrylics.com) will be coming to inspect Fountain Park in preparation for a proposal. Tom oversaw the replacement of the *Amphitheater High School* and the *Orange Grove Middle School*

tennis courts this summer. Ken Perry worked with him on the eight *Amphitheater* courts. Tom is a turnkey operation, as he constructs the post tensioned concrete court, coats and stripes it, as well as installing the nets and fencing if necessary.

Ramada Repair

- The painters rescheduled the painting of the ramada for November 27th to allow the recently seeded winter grass to get established with and requiring less irrigation.

Little Free Library

- Barbara reported a homeowner who was a high school shop teacher agreed to build the library. The Board suggested a gift card for the owner as a token of appreciation.
- Jeff requested the free library be moved to the pool area so it could be monitored by the security cameras. The landscaper can be used to dig court down for support poles to secure the library as they would be less expensive.
- Barbara was reminded to call *Blue Stake* to have the area marked for any potential underground lines prior to digging and installing the library.

VII. New Business

2018 Draft Budget

- The Board met on October 26 to review and discuss the 2018 Draft Budget. The amended 2018 Draft Budget was presented for approval.
- **A motion was made and seconded (Brown/Earls) to accept 2018 Proposed Budget as presented. Motion passes.**

Annual Meeting:

- Donna W. reported that the Kirk Bear Canyon is not available at 10:00 a.m. on January 13th but is available from 12:30 – 2:30 p.m. East Side City Hall is available and has been reserved for the Association.
- Owners wishing to be considered or nominated for the Board should have their bios to *Pinehurst* by December 1 to be placed on the ballot.

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 next meeting will be:
 - **December 13, 2017 at 6:30 p.m.**
 - Saturday, January 13 at 10:00 a.m. Annual Meeting

IX. Adjournment

- **There being no further items of business, a motion was made and seconded (Brown/Earls) to adjourn the meeting at 7:19 p.m. Motion passes.**

Board Members

Name	Term Ends	Phone	Email
Jeff Brown, President	2018	751-9704	jlb_designs@att.net
Paul Earls, Vice President	2019	885-3086	darandpaul@aol.com
Kate Avery, Treasurer	2019	612-5707	kateavery@comcast.net
Barbara Lehmann, Secretary	2019	237-2140	bhlehmannaz@cs.com
Beau Alexander, Member at Large	2018	885-1711	bjalexander2@centurylink.net
Donna Wood, Management Agent		298-2146	Donna@pinehurstproperties.net