

**Fountain Park Homeowners Association  
Board Meeting Minutes – Final As Amended  
Wednesday, March 11, 2020 at 6:30 p.m.  
Eastside City Hall Room A**

---

***Attendance:***

**Board**

**X** Alicia Navia, President  
**A** Kate Avery, Treasurer  
**A** Melissa Mora-Lovelady, Secretary  
**X** Mina Reeder, Vice President  
**X** John Steffens, Member

**Staff**

**X** Carol Keyser, Pinehurst Properties  
**X** Joan Groom, Meeting Minutes

**OWNERS:**

**Dario Navia**  
**Patty Popp**  
**Karen Plemons**

**Kara Scott**  
**Joelle Coffman**  
**Judi Dalton**

**I. Call to Order**

A quorum being established with three members present, the meeting was called to order at 6:31 p.m. by President Alicia Navia.

Street repair efforts – Some homeowners attended a meeting with Paul Cunningham that resulted in most of the potholes being filled in. They will return to sweep away debris. There is a possibility of Paul Cunningham attending a Board meeting. There are insufficient funds to repave the streets, but there are various possibilities for neighbors funding their street repairs. The next step is unclear.

Rules & Regulations for pets – We will put something in *Splash*. Pima County Code -- Dogs must be on leash; excessive barking and failure to pick up pet waste are misdemeanors.

**II. Approval of Minutes**

---

**A motion was made and seconded (Navia/Steffens) to approve the February 12, 2020 Board Meeting minutes as amended. After the discussion by the Board, motion was open to the floor. Motion passed.**

Correction – Section 4, Landscaping motion – approve the recommendations of the Landscaping Committee no Watershed Management.

**III. Financial Report (Carol Keyser)**

---

**February Financials**

Income	\$ 13,949.56
Expenses	\$ 6,376.29
<b>Net Income</b>	<b>\$ 7,573.27</b>

Operating Account	\$ 58,474.20
Reserve Account	\$ 60,871.16

## Total Assets

**\$ 119,345.36**

## Exceptions

**Income:** We are over budget on dues by \$693.32. Some of this is prepaid income.

### Expenses:

**Administrative: Under budget by \$510.29.** We paid \$350 for the accounting fees for our State & Federal taxes and the required compilation report in February (but it's a budgeted item). There is a \$100 meeting expense paid to the League of Women Voters for the annual meeting vote count.

**Maintenance: Under budget by \$1,632.27.** Our biggest savings are for pest control, Maintenance & Repair (general), and there were irrigation repairs.

**Utilities: Over budget by \$65.95.** Over budget on electricity by \$312.89; under budget on gas by \$40.53; over budget on internet/security by \$94.62; and under budget on water by \$111.97.

**Reserve Contribution: \$3,400.**

**Reserve Account Expense: None.**

No one is delinquent on dues as of today.

Alicia reported the meter on N Evelyn is super high - \$357. Carol responded there has been no pool use for over a year and rates have risen so there is no way to check it against last year this time.

## IV. Reports

A. Landscaping (*Alicia Navia*)

- Weeding is the priority. Landtamers did remove one exercise station and the mistletoe removal is ongoing.
- The Committee removed all the old tree tags, which were not reusable. They are creating a new map to identify newly tagged trees..
- Ground squirrel eradication – we use carbon monoxide in the holes but few companies do that. Alicia recommends Horn Pest Control; they can begin next week and do every other week until October. There is a 5% discount to pay the total fee. Squirrel control total is \$8,664. Ant treatment is \$855. Total of both is within our budget.
- Owner asked for notification regarding the day and time of treatment for ants to protect pets. Alicia will find out what product they will be using and when they will be spraying.

**A motion was made and seconded (Steffens/Reeder) to approve Horn Pest Control proposal for squirrel control and ant treatment. After the discussion by the Board, motion was open to the floor. Motion passed.**

B. Pool (*Alicia Navia*)

- ROC inspection visit will be on March 25 at 10:30 AM. Inspector, Imperial Pools, Alicia and Melissa will be present.
- Ramada floor coating – we had made a 50% down payment. Work is scheduled for Monday, March 30<sup>th</sup>. It takes 3 days, so we should be able to open the pool by that weekend. We still need to paint the yellow edge along the step and install the handicap ramp.

C. Security (*John Steffens*)

- Robbery is the greatest concern. Exterior lights are good, but need to point downward, not up. Spring break starts next week, but our area is not a thoroughfare. John will write an article for *Splash*.
- Carol cautioned owners to back their trucks up to the garage door as tailgates are now being stolen.
- John checks the crime reports frequently and hasn't seen any significant activity for our area.
- Three members have the app for the pool camera, which Alicia checks regularly.

D. Hospitality (*Kara Scott*)

- No report.

E. ACC (*Mina Reeder*)

- No applications this month.
- Mina attended **Goldschmidt & Shupe Lunch & Learn** this week, which was about architectural control. Carol recommended putting information in *Splash*.
- **Role of ARC vs Board of Directors** – ARC oversees the construction of improvements and modification of improvements on lot or exterior of home. The Board of Directors enforces against non-compliance of owners in observing proper procedures and adhering to restrictions in CC&Rs and design guidelines.
- **Consistency Required** – An association may not be arbitrary and capricious in its enforcement of its restrictions and rules.
- **Discretion of the Board** – The Board does not have the authority to waive a clear requirement of the CC&Rs.
- **Judicial Standard in Reviewing Architectural Control Cases** – Association must act in a reasonable manner and when it does so, the burden is on the homeowner to prove the association acted unreasonably.
- ARC has to follow open meeting laws and keep good records.
- **Political Signs** – An association may regulate the size and number of political signs that may be placed on members' property if the association's regulation is no more restrictive than any applicable city, town or county ordinance that regulates the size and number of political signs on residential property.
- **Pima County Code for Political Signs:**
  - Maximum area: 16 square feet
  - Maximum height: 10 feet
  - Front and side setback: 10 feet
  - Maximum number of signs: No restriction
- There was a discussion on what constitutes a violation regarding neighbors adding structures to their property that affect the adjacent properties. Carol stated that an owner needs to have the agreement of his neighbors to construct anything that would affect that neighbor. But it is not a violation unless a neighbor complains and the owner is aware that he is in violation.

F. Newsletter (*Alicia Navia for Sorraiyya Beheshti*)

- All reports due by noon on Sunday, the 15<sup>th</sup>.
- Articles to be included: wash do's and don'ts; pet owners' rights and responsibilities; and online dues payment options. Carol suggested comments from neighbors' section (to include Edwin Halstead's comments below).

G. Management (*C. Keyser*)

No new homeowners from 2.10.2020 – 3.8.2020

From Edwin Halstead: I wonder how I could pass along to the FPHOA a couple of observations which might be worth including in the next *Splash*.

1. Residents who live in the proximity of the wash should refrain from throwing food over their walls. This lures a lot of critters: pack rats, coyotes, rabbits, snakes, etc. I think it's against city and county regulations, too. I've "lost" 3-4 cats and heard many other stories of small pets disappearing. Even bird feeders attract these animals.
2. With all the rains this spring, it could be a dangerous fire season. I urge folks near the perimeter areas to reduce the vegetation so that if there's a fire, they have a buffer. Brush fires are scary; ask the folks in San Diego. Even with a garden hose, a brush fire can get very hot.

Marilyn LeRud is hoping to get two large chunked up divots in front of her home repaired.

During recent inspections, Pinehurst noticed the entrance walls are looking faded. I ask that consideration be given for painting those walls.

**Goldschmidt & Shupe Lunch & Learn Presentation** (on ARC standards reported above). We would like to ask the Board to let us know if we miss anything on our regular inspections. Feel free to send us a picture with details (or ask us to check on something on our next inspection). We are happy to do that.

**To Pay Dues Online:** <https://onlinepay.allianceassociationbank.com/home.aspx>

Using the following:

Management Company ID: 6750

Association ID#: FP

Your 10 digit account number: found at the top of your statement.

You can register online to create recurring payments. Login to access your account information on the link above.

Make a one-time eCheck payment from your bank account. Processing fees may apply for credit/debit cards; electronic check is free.

---

**V. New Business**

None.

---

**VI. Owner Comments**

None.

---

**VII. Next Meeting**

April 8, 2020 at 6:30 PM ESCH Room A

---

**VII. Adjournment**

- **There being no further items of business, the meeting adjourned at 7:26 p.m.**

	<b>Term Ends</b>	<b>Phone</b>	<b>Cell</b>	<b>Email</b>
<b>Alicia Navia</b> , President	2022		614-507-4067	Ainavs319@gmail.com
<b>Mina Reeder</b> , Vice President	2022		520-979-1267	Minareeder1896@comcast.net
<b>Kate Avery</b> , Treasurer	2021	520-612-5707	520-296-2436	kwavery@icloud.com
<b>Melissa Mora-Lovelady</b> , Secretary	2021		520-250-6520	mluvlady@gmail.com
<b>John Steffens</b> - Director	2022		808-230-1294	abramsmp@gmail.com
<b>Donna Wood</b> , CMCA, AMS		298-2146		donna@pinehurstproperties.net