
Fountain Park Homeowners Association
Meeting Minutes
Wednesday, February 14, 2018 at 6:30 p.m.
Eastside City Hall Room A

Present:

Board:

<u>X</u>	Beau Alexander , President
<u>X</u>	Paul Earls , Vice President
<u>X</u>	Kate Avery , Treasurer
<u>N/A</u>	Barbara Lehmann , Secretary
<u>X</u>	Alicia Navia , Director

Staff:

<u>X</u>	Donna Wood , Pinehurst Properties
<u>N/A</u>	Donna Rainville , Meeting Minutes

Residents:

<u>X</u>	Dianna Alexander , Lot 34
<u>X</u>	Tom Sinnard , Lot 127

<u>X</u>	Darlene Earls , Lot 59
<u>X</u>	Kay LaPlante , Lot 13

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

I. Homeowner Input

- There was no homeowner input

II. Minutes Review

- **A motion was made and seconded (Alexander/Earls) to approve the December 13, 2017 Board Meeting Minutes as amended. Motion passes.**

III. Treasurer's Report (Kate Avery)

- Kate Avery reviewed the January Financial Report as follows:
 - Operating Account is \$18,600.78
 - Reserve account is \$152,998.82
 - Total Assets are \$171,599.60
 - \$11,845.68 Income, \$10,343.73 Operating Expenses for a \$1,501.95 Net Income
 - We transferred \$2,000 into the reserve account.
- We have \$7,054.92 in delinquencies. One homeowner is almost \$4,700 of the total delinquency amount. One delinquent owner brought their account current.
- **The Financial Report was approved as presented.**

IV. Committee Reports

Landscaping Committee (Beau Alexander)

- Spent \$8542 in tree trimming.
- Lots of work done and still a few trees need to be taken out.
- Four Mastics were planted on the west bank outside of the pool area
- Irrigation – Issue on the #1 valve box on the east side of the Ramada. LandTamers installed a larger valve. It also has a new box and a rodent screen
- Found a leak North of the playground. The crew installed 5 couplings to try to stop leaks. Upon deeper investigation the irrigation line was chewed to bits by rodents. They replaced five feet of line. Sometime in the future we will need to look at PVC line for our longer lines

- More mistletoe removed
- Bids were received for removing the TX Mountain Laurel stumps inside the pool area. \$500 bid right now. Table this for now.
- In the pool area we will be replacing the TX Mountain Laurel (since they are infested with caterpillars, and it is cost prohibitive to keep treating them) with Crepe Myrtle.

Newsletter (B. Alexander)

- We stopped putting copies of the SPLASH at the pool since no one was taking them.
- Overall we have received only positive comments of receiving the SPLASH by email as well as the periodic updates. Homeowners feel they are staying informed on issues.

Pool Committee (Alicia Navia & Beau Alexander)

- Issue is the blistering on the deck. Called Jim Weber of /classic Pools and what was noticed was a serious crack around the pool, with also cracks in the tile on the North side of the pool. On Three sides, West, East & North there is a drop in the pool line. This points to serious settling possibly causing the cracks. We will be conducting a bucket test to determine amount of water loss (if any).
- We will delay any change in the pool maintenance contract until we get this bigger challenge settled.

Security Committee (Paul Earls)

- DVR as replaced under warranty. Cameras are all operational. It has been noted there are some people putting household garbage in the pool and parking area trash cans.

Hospitality Committee (Barbara Lehmann)

- Barbara was not available.

Architecture Control Committee (Kate Avery)

- Kate reported the ARC crew has been very busy the past few months. They serve as part of the appeal process for anyone wanting to dispute a painting letter received from management.
- The following owners submitted ARC for improvements/changes to their property
 - Lot 175 – Coffman Window replacement
 - Lot 15 – Gabys replace wooden fence with a masonry block wall
 - Lot 130 – Van Horn – Pool Demolition
 - Lot 107 – Ramsey – landscape gravel remove and replace & brick pavers on sides of Driveway
- **A motion was made and seconded (Alexander/Earls) to approve all of the ARC submissions as recommended by the Committee. Motion passes.**

V. Mangement Report (Donna Wood)

New Owners

New Owner	Unit Address	Lot #	Previous Owner
John and Candace Mead	1948 N. Evelyn Ave.	58	Sage Tree Properties
Michael Segovia and Vicki Greiff	9022 E. Seneca St.	152	Alan Wright
Robert & Rosa MacIntosh	1817 N Evelyn	08	Riggn Goslin & Lauren Gretta

Compliance on Painting

- I met with 6 Fountain Park owners who had questions about clarification on their painting and the requirements. A few owners have asked for minor extensions due to illness or extensive work and time constraints. The minor painting projects will be due at the end of February in which we will go out and conduct an additional inspection to close out open cases where they have completed the requirements.
- We will have a more detailed report at the March meeting.

Pool Area

- Painting repairs to the columns at the pool; These have been painted are the efflorescence is now gone!
- The pump seal was replaced under warranty.
- There were issues with Service times during the pool closure. Original contract in late 2016 was signed for service 3 times per week throughout the year open or closed! That has recently been adjusted.

Multi-Purpose Court Area – Donna Wood will be meeting with Kate Avery to create a DRAFT survey on the desires of the Fountain Park owners.

In the meantime, I have been working with two contractors for specific proposals: Custom Courts & Tiles, Inc, Owner: John Anderson and sales manager John Byron. They are based out of Scottsdale and their only focus is post tension concrete courts.

They have examined the engineer report and noted we could have constructed a post tension court as an overlay over the old asphalt....I have attached their proposal since it includes double courts so our courts would be restored and made "whole" again.

The proposal includes: 2 tennis courts, 2 pickleball courts (one on each tennis court), layout and stripe for half-court basketball to include a basketball backboard unit.

All color coating is guaranteed for a period of two years.

Post Tension concrete courts are designed to last for a hundred years. Once the cables are tightened...any cracks in the concrete slab will be compressed and closed up. This comes with a five year limited warranty on the Post tension concrete slab.

Proposal: \$113,980.00

Owner and sales manager will be happy to come to Tucson and speak to Board or at a Town Hall meeting!

All other bids have started at \$120,000 and have ranged up to \$235,000 for only one court and NOT developing the other side of the enclosed area!

Annual Meeting:

Twenty nine owners were in attendance at the Annual meeting held on Saturday, January 13th. Much was accomplished over the last year and more is in the works for keeping Fountain Park beautiful, connected and fun!

VI. Old Business

Survey for Sport Courts

Kate Avery and Donna Wood will develop DRAFT survey for the Board to review before going out to all owners. It will give us updated information on the needs of the owners.

VII. New Business

Using the Common Area for Exercise classes

- liability exposure of the Association
- **A motion was made and seconded (Alexander/Avery) to deny owners having exercise classes in the common area.**

Sand Volleyball Court

- This will be integrated in the survey to find out what owners want before any expenditures are allocated.

Reserve Study 2018

- This was last done in 2015 and is a guideline for long range planning and spending. It gives the lifecycle of every component we are required to repair, replace and maintain.
- It is recommended the study be updated every few years.
- We have not resolved the parking lot and we are currently under funding the reserves based on the current 2015 Reserve Study.
- Discussion determined we should have a Reserve Study update in 2019

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:
 - **Wednesday, March 15, 2018 at 6:30 PM The meeting is open and all members are welcome to attend**

IX. Adjournment

- **There being no further items of business, President Alexander adjourned the meeting at 7:25 p.m.**

Board Members

Name	Term Ends	Phone	Email
Beau Alexander, President	2020	885-1711	bjalexander2@centurylink.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
Alicia Navia, Director	2020	614-507-4067	Ainavs319@gmail.com
Donna Wood, Management Agent		298-2146	Donna@pinehurstproperties.net