
Fountain Park Homeowners Association
Meeting Minutes
Wednesday, December 13, 2017 at 6:30 p.m.
Eastside City Hall Room A

Present:

Board:

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

Residents:

<u>X</u>	Dianna Alexander , Lot 34
<u>X</u>	Diann Brown , Lot 10
<u>X</u>	Judy Dalton , Lot 159

<u>X</u>	Darlene Earls , Lot 59
<u>X</u>	Kay LaPlante , Lot 13
<u>X</u>	Tom Sinnard , Lot 127

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

I. Homeowner Input

- It was noted that the tree stump on Lot 94 is unsightly and should be removed. The Board noted this issue is being addressed.
- An owner reported they contacted the City of Tucson regarding the potholes in the streets.

II. Minutes Review (Barbara Lehmann)

- **A motion was made and seconded (Avery/Brown) to approve the November 8, 2017 Board Meeting Minutes as presented. Motion passes unanimously.**

III. Treasurer's Report (Kate Avery)

- Kate Avery reviewed the November Financial Report as follows:
 - Operating Account is \$8,619
 - Reserve account is \$150,357
 - Total Assets are \$158,976
 - \$11,913 Income, \$19,622 Operating Expenses for a \$7,087 Net Loss.
- November Variances:
 - \$7,361 delinquencies.
 - Insurance reimbursement (\$2553) for the wall repair was received.
 - Remedy for large water bill last summer is in the works.
- It was noted that the Reserve Account 7550 Pest Control was reclassified and moved from a Reserve Account Expense to Operating Expense Account 6195.
- Kate noted \$48,000 was spent from Reserve Account this year.
- **The Financial Report was approved as presented.**

IV. Committee Reports

Architecture Control Committee (Kate Avery)

- Kate reported no submissions in the last month.

Landscape Committee (Beau Alexander)

- Beau reported LandTamers' Larry Wiley completed the tree inventory and assessment for trimming and maintenance which was estimated at \$21,550. Tree maintenance has been deferred for many years and needs to be addressed. Discussion ensued on the funding of the project and it was put on hold until Beau can review the numbers for the proposed work.
- Beau wanted to use the \$3192 left in the 2017 tree trimming budget as a down payment on the \$7000 on the 2018 tree trimming budget. From the current financials, Donna Wood noted the current tree trimming was currently \$800 over budget.
- There is new gopher activity in the grass area.
- Donna W. noted she is looking at *Belson Products* for some plastic coated metal benches to replace the wooden benches in the park.

Pool Committee (Jeff Brown)

- Jeff noted the painting repair was finished at the ramada and the vendor should be paid.

Hospitality Committee (Barbara Lehmann)

- Barbara Lehmann suggested a holiday light walking tour on December 29, the Friday after Christmas.
- Barbara agreed to write something up to go out by email to the community.

Security Committee (Paul Earls)

- Paul Earls reported the Wrightstown fence/wall was tagged. He plans to work on getting a gate to the parking lot next year.

V. Property Manager's Report (Donna Wood)

New Owners

- Donna W. reported no new homeowners in the past month.

Compliance Committee

- A painting inspection was completed in mid-November. A map has been distributed with pink indicating minor painting issues with a late February due date and the darker color indicating major painting required with a due date of May 31, 2018.
- If the stucco repairs are not "feathered" with a whisk type broom, subsequent painting will highlight the repair marks.

VI. Old Business

Multi-Purpose Sports Court

- Jeff Brown met with Ken Perry of *Perry Engineering* who is developing a proposal for managing the multi-sport court and sand volleyball installation. There are three contractors submitting bids:
 - *General Acrylics* - Tom Josephs
Replacement of the Amphitheater High School and the Orange Grove Middle School tennis courts this summer. www.generalacrylics.com
 - *Durazo Construction* - JR Durazo owner/Business Development
Part of their specialty is park development with an emphasis on sports fields, landscaping, playgrounds and linear parks with rubberized play surface, shade sails, existing path realignment and new path construction. www.Durazoconstruction.com

- *Kappcon* - Earl Moyers, project Manager General Contractor located in Tucson. They have done University of Arizona tennis courts, upgrades with post tension concrete, UofA student recreation soccer field, football practice field, bear down gym remodel, playground upgrades and shade structures throughout Pima County. <http://kappcon.com/>

- Jeff noted the volleyball court should be done first since the tennis court area will be used for construction access. Bids were \$6,800, \$11,755 and \$18,000.
- **A motion was made and seconded (Brown/Lehmann) to move forward with the volleyball court at a cost of \$6,800. Motion passes 3:2.**

Ramada Repair

- Ralph Philabaum painted the ramada and columns & slump block wall south of the parking lot. It was noted on the inspection, that unless you completely sand off the entire surface of the raised ramada, there is a chance of some bubbling. Ralph stated the undersurface in some areas was very chalky.

Little Free Library

- Barbara reported the free library was now installed and she was already appreciative of a contributed book which she is enjoying. Owners were encouraged to participate and enjoy.

VII. New Business

Playground Horses

- A \$200 bid to refurbish and paint the horses was presented for consideration.
- **A motion was made and seconded (Brown/Lehman) to approve the \$200 bid to paint and refurbish the horses at the playground. Motion passes.**

Annual Meeting:

- Annual Meeting Packets have gone out. Coupon booklets cost \$3.20 to produce.
- With two open Board seats, Beau Alexander and Alicia Navia have both submitted their nomination forms to run for the Board.

Brush & Bulky

- The week of Dec 26th is the brush and bulky pick up date.

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:
 - **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/Alexander) to adjourn the meeting at 7:05 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
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