

Fountain Park Homeowners Association
Board of Directors Meeting
Virtual – Via Zoom
May 25, 2023

Board:

X Alicia Navia, President

A Joelle Coffman, Secretary

X Claire Callahan, Vice- President

X Joann Duncan, Treasurer

X Danielle Hasting, Manager, Paul Ash HOA

Call to Order:

The meeting was called to order at 6:34 PM by Board President Alicia Navia.

Meeting Minutes:

The Board reviewed the minutes from the April 12, 2023 meeting.

MOTION was made by Claire Callahan to approve the minutes, as written; seconded by Joann Duncan. Motion carried unanimously.

Financial report:

Joann Duncan reviewed the financial report through April 30, 2023. She noted the following:

- Operating Account is at \$81,350.40
- Reserve Account is at \$182,157.23
- One bank fee of \$20 which is unusual
- There is a difference of \$3,497.44 between the April report and the bank reconciliation provided by Expert.
- Interest earned was less than \$2, which was unusually low.
- There was a \$75 reconnect fee from TEP for reestablishing power since the bill was not paid timely.
- The CPA has completed the tax return and forwarded to Expert. The Board is unsure whether taxes were filed for 2022. Management will be reaching out to the CPA to confirm.

Danielle Hasting reported that there are a number of owners that show unpaid balances. However, there are a large number of payments that were made and have not yet been credited to owners accounts. Paul Ash HOA is working through everything and anticipates ledgers will be corrected by July 31, 2023.

Landscape Committee:

Claire Callahan reported on behalf of Shelley Mueller, Chair, the following:

- The crew has been keeping the park clean and beautiful while keeping with the routine maintenance and picking up trash.
- Irrigation timers have been inspected, repairs have been completed, and timers have been set.
- The tree on the north side of the pool fence isn't leafing and the bark has been sloughing off. In the past, it was fertilized and received additional water. Next step is getting evaluations/estimates from three companies on what to do with the tree.

- There are other trees that have mistletoe and dead branches which will be added to the scope of work. There is a need to obtain an estimate to add irrigation in the Healthy Soil Test area where the new shrubs will be planted in the Fall/Winter..
- Emilio Lopez is a new committee member who brings a lot of landscape knowledge to the team.

Additional signage may be needed along the open common area to the wash.

Barbara Lehmann purchased doggie bags in bulk for the pet waste stations. The new bags are compostable and are more expensive but are better for the environment.

Pool:

Alicia Navia reported that it is being enjoyed regularly with no issues. There is a family of ducks that have made the pool and pool decking their home. This has created a bit of a mess that E-Konomy Pools and ProCare have had to clean up. The pool is being vacuumed more frequently and the chlorine level has been increased to accommodate the resulting bacteria from the duck waste.

Since evening temperatures have stayed warmer, the pool heater has been turned off.

The fountain water has remained cloudy despite regular maintenance. The paint appears to be deteriorating which is causing the cloudy water according to E-Konomy Pools. The basin of the fountain will need to be repainted later this year.

Security:

- Su Brazie reported that she met with Barbara Lehmann to remain the liaison with TPD officer. GAIN meeting is being scheduled in the near future. This is an annual event that occurs in October.
- Looking into restarting the neighborhood watch program in the community.
- Evaluating crime reports for the area but it is not easy to do, TPD is in process of updating their website.
- Monitoring pool area via cameras.

Hospitality:

Joann Duncan reported that two new owners in the neighborhood! There are plans to greet new owners.

Architectural Control:

Nothing to report at this time.

Newsletter:

Sorraiyya Beheshti requested all articles be submitted by 5 pm May 28th to be included in the Splash newsletter.

Compliance:

The first site inspection with Paul Ash HOA is scheduled for this upcoming week. This will establish a baseline for the existing violations that will be addressed as part of normal routine.

Recreational Amenities:

Alicia Navia reported on different suggestions to fund construction including:

- Applying for a grant
- Approaching a company or business to fund the work with the ability to advertise.

Discussion ensued regarding these options and others including plastic blocks, a loan, and others.

Fountain Park 40th Anniversary:

Judi Dalton reported that the Committee has been working hard creating a draft of the history of Fountain Park for the website. They will be asking for photos of early days in the community in the upcoming Splash newsletter. The event was a great success!

Management

- Working on owner ledgers and making sure payments are posted correctly.
- Scheduling compliance tour to establish a baseline of open violations. Paint letters will be sent to homes that need painting. Owners will be given six (6) months to paint.
- Setup administrator access for pool card access key programming.
- Updated the Arizona Corporation Commission to Paul Ash HOA

New Business

New Board Member

Stella Haggis volunteered to join the Board.

MOTION was made by Alicia Navia to appoint Stella Haggis to fill the vacant two (2) year position through February 2025; seconded by Joann Duncan. Motion carried unanimously.

Owner Comments:

None at this time.

Next Meeting:

The remaining meetings hosted by management are tentatively scheduled for the third Wednesday of the following months:

- June 21, 2023
- September
- October (budget)
- November
- January 2024 (FPHOA hosted)
- February 2024 (Annual)

Any additional meetings can be hosted by the HOA using Google Meets or similar platform

Adjournment:

There being no further business to discuss, the meeting was adjourned at 8:11 PM

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Respectfully Submitted,

Danielle Hasting
Community Association Director
Paul Ash HOA Management