

Fountain Park Homeowners Association
Meeting Minutes
Wednesday, April 11, 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
	Barbara Lehmann , Secretary
<u>X</u>	Alicia Navia , Member

Staff:

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

Residents:

<u>X</u>	Kay LaPlante , Lot 13
<u>X</u>	Annie & Jim Durkee , Lot 68
<u>X</u>	Darlene Earls , Lot 59

<u>X</u>	Dianna Alexander , Lot 34
<u>X</u>	Tom Sinnard , Lot 127
<u>X</u>	Diane Powell-Hahn & Harry Hahn , Lot 179

I. Call to Order

A quorum was established and the meeting was called to order by Beau Alexander at 6:32 p.m.

II. Homeowner Input

- Owner inquired about using solar energy to heat the pool. Beau Alexander said Board had looked in it and the initial output was \$10,000, which would take a long time to recoup the investment. He invited homeowner to form a committee to research it again.
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III. Minutes Review

- Corrections: New business - bullet 5 needs to add / action after the word motion. Future meeting date to be corrected.

A motion was made and seconded (Alexander/Avery) to approved the March 14, 2018 Board Meeting Minutes as amended. Motion passes.

Special April 3, 2018 Meeting Minutes regarding insurance and hiring Omni Pools passed unanimously.

IV. Treasurer's Report (Kate Avery)

- Kate Avery reviewed the March Financial Report as follows:
 - Operating Account is \$22,546.14
 - Reserve account is \$157,123.46
 - Total Assets are \$179,669.60
 - \$12,552.32 Income, \$11,344.72 Operating Expenses for a \$1,207.53 Net Gain.
 - No Reserve funds were used.

- One homeowner seriously delinquent. House is in foreclosure and HOA will most likely write off the bad debt. Once house is sold, non-compliance issues will be addressed.
- \$6,642 total dues delinquencies with over \$5,000 from one owner.

The Financial Report was approved as presented.

V. Committee Reports

A: President's Report (Alexander)

- D & D Materials is still honoring the \$4.00 discount per ton for our members.

B: Landscaping Committee (Alexander)

- Took out the Texas Mountain Laurels in the pool area because of the caterpillar infestation and installed 4 crepe Myrtles.
- Horn Pest Control is applying the CO2 to eradicate the ground squirrel population. To date it looks like it is effective.

C: Pool Committee (Alexander/Navia)

- Omni Proposal for pool repair – Now that we have reached the warmer temperatures, the structural crack can't be repaired at this time as the pool can only withstand temperatures of 85 degrees for 24 hours at a time. Looking at a November timeframe to begin structural repairs.
- There are two pressure/suction leaks and we must have those repaired before the pool can be opened. The pool pump won't stay primed and currently won't stay running because there is too much air in the lines from the pressure/suction leaks.
- The tile was cleaned, but because of calcium deposits, the tiles still look grey. The oil rings were removed.
- Davey Pool and Spa is less expensive and am impressed with knowledge regarding pool maintenance & repairs.

C: Security Committee (Alexander)

- Playback on security is very slow; The Transcendent software may need to be replaced. Some of the cameras are out of focus (also from the software playback).

F: Community Manager's Report (Donna Wood)

New Owners

In Escrow

Escrow Date: 3/15/2018-5/10/2018

New Owner	Unit Address 1	Lot #	Previous Owner	Escrow Date
Larry Snowberger	9022 E Seneca	152	Segovia/Grieff	04/04/2018
Thomas Rallis	8992 E Linden St	117	Ursiny, J&K	04/04/2018

A: Expenses

Administrative: Running very close to budget, only \$135 off.

Maintenance: Over budget for the month by about \$4,600. However, YTD should be fine since \$4,260 is tree trimming, which is in the annual budget although not in the month of March. The only exception is the cost of the pool repair (most of it is in American Leak Detection).

Utilities: Under budget by \$398.41

Transfer: \$2,000 was transferred into Reserves.

Reserves: YTD no money has come out of Reserve Fund.

Note: There is \$15,586 in prepaid income. Subtract from operating account and have a little over \$7,000.

B: Painting

Everything looked good during the monthly inspections. Owners were good about calling to request more time. Non-compliance report from inspections completed April 3 is attached. Thanks to all those who painted their homes and perimeter walls and are in compliance.

C: Special Meeting April 28th

Special meeting notice and absentee ballots have been sent to all homeowners. Absentee ballots, which will remain sealed until the special meeting on the 28th, began arriving March 29. 46 ballots have been turned in so far.

D: Insurance Meeting

In meeting with Mike Herd of State Farm Insurance, it was requested that the pool furniture (\$45,200), business personal property (\$22,500) be removed; and D&O Liability coverage be reduced from \$2M to \$1M, which should result in a significant reduction in insurance premiums.

E: Fountain Park Streets

An email was sent to the community suggesting the start of a Fountain Park street campaign to alert the Tucson Department of Transportation to needed street repairs which could be covered by the approval of Propositions 409 and 101. The Bond Oversight Commission is taking homeowners seriously regarding this. Just the street location is needed by the BOC.

VI. Unfinished Business

Special Meeting – April 28 for Sport Court Renovation

Meeting will be in Room C. Owners who haven't received ballot in mail, need to use a ballot available at the meeting.

VII 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, May 9 2018 at 6:30 p.m.**
 - Wednesday, June 13, 2018 at 6:30 p.m.
 - Wednesday, July 11, 2018 at 6:30 p.m.
 - Wednesday, August 8, 2018 at 6:30 p.m.
 - Wednesday, September 12, 2018 at 6:30 p.m.
 - Wednesday, October 10, 2018 at 6:30 p.m.
 - Wednesday, November 14, 2018 at 6:30 p.m.
 - Wednesday, December 12, 2018 at 6:30 p.m.

VIII. Adjournment

There being no further items of business, the Board adjourned the meeting at 7:00 p.m.

Board Members

Name	Term Ends	Phone	Email
Beau Alexander, President	2020	751-9704	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, Member at Large	2020	614-507-4067	ainavs319@gmail.com
Donna Wood, Management Agent		298-2146	Donna@pinehurstproperties.net