

Fountain Park Homeowners Association
Board Meeting Minutes
Thursday, May 18, 2022 at 6:30 p.m.
Zoom Virtual Meeting

Present:

BOARD:

- X Alicia Navia**, President
- X Claire Callahan**, Vice President
- A Melissa Mora-Lovelady**, Secretary
- X Ann Ochse**, Treasurer
- X John Steffens**, Member at Large

Staff:

- X Christy Johnson**, Manager Associate

Independent Contractor

- X Joan Groom**, Meeting Minutes

OWNERS:

Judy Dalton
Kara Scott
Carol Decker

Sorraiyya Beheshti
Dario Navia
Shelley Mueller

I. Call to Order

A quorum being established, the meeting was called to order at 6:34 p.m. by President Alicia Navia.

II. Approval of Minutes

The April 20, 2022 Board Meeting minutes were approved as presented.

III. Financial Report (*Ann Ochse*)

April 2022 Financials

According to bank statements, Fountain Park Homeowners' Association had \$104,354.69 in the operating account and \$130,050.35 in the reserve account, for a total of \$234,405.04. This represents a gain of \$1,518.33 over March funds.

- Income was \$131.07 under budget projections due to non-payment of dues.
- Administrative expenses were under budget for the month by \$238.45. This was primarily due to a decrease in legal fees and postage. Fountain Park paid the required \$50 minimum Arizona state tax plus a \$10 filing fee, but no actual taxes.
- Total maintenance expense was over budget for the month by \$1,133.22. Pool expenses were more because of getting the pool and pool house ready for summer fun. Overall, we remain \$18,323.61 under budget projections in maintenance at the end of April 2022.
- Utility expense was over budget for the month by \$417.15 due to increased expenses in electricity and gas. However, we are still under budget projections for the year.

According to the bank statement, total expenses for March were \$9,840.11. Our operating net income according to the bank statement, which is income minus expenses, for the month of April is \$1,789.76. However, this does not include the \$3,485 monthly transfer into the reserve account.

The reserve bank account has an ending balance of \$130,050.35. This does not include \$3,485.00 transferred out of operating and into reserve on April 29. April 29 was a Friday and, with the weekend, the funds did not make the cutoff of May 1 to show up in the April bank statement. Reserve funds should be transferred early enough to appear on the bank

statement, since this affects cash flow and interest income. Interest income from the reserve account was \$16.07. Cascade Electric was paid \$287.50 out of reserve funds for cleaning up the electrical panels in preparation for recreational amenities.

Ann suggested transferring funds from operating into reserves earlier in the month to not miss the end of the month cut off.

A motion was made and seconded (Ochse/Navia) to request Pinehurst transfer funds from operating account into reserve account on the 20th of every month. Motion passed unanimously.

IV. Reports

A. Landscaping (*Claire Callahan*)

Entrances are looking good.

The 4 recently planted wolfberry shrubs in the park are losing leaves. Martin determined the shrubs were getting too much water and will adjust the irrigation. The crew would do the trimming along Wrightstown Rd to prepare for the painting of the wall and around the pool fence so all branches are out of the way.

- Additional proposals for park mistletoe removal
 - Bids: Lanstamers \$1,875; Brijer \$7,500 for mistletoe removal & \$1,000. to remove dead limbs from trees hanging over the fence from the neighboring community.
 - Claire doesn't want to pay for removal of other people's property.
 - Alicia reported a Mesquite tree outside the NE corner of the pool enclosure is dying. She is concerned it could do damage to fencing if branches break off during monsoon.

A motion was made and seconded (Ochse/Callahan) to approve Landtamers bid to remove mistletoe from 32 trees for \$1,875. Motion passed.

- Maintenance of Park tables , benches & replacement of swing chains
 - AA Rons Handyman Service - \$3,306.94
 - Claire wants to wait until fall to get 2 more bids. Alicia wants to give Rich Waldren another week to present a bid and then decide in June whether to postpone until the fall.

B. Pool (*Alicia Navia*)

- Pool is being enjoyed and there seem to be more children this year. Water is still heated because of lower nighttime temperatures.
- Do we still want to pursue the proposed letter of intent from E-Konomy? Board decided that as long as they are doing the maintenance for the same price as Worry Free, there is no need to pursue it.
- Card reader repair – It malfunctioned and was replaced at no cost since it was still under warranty. The replacement worked momentarily but then it was determined that the issue this time was the maglock. It was replaced as well. A note from Integra, attached to the bill states access control wiring that runs underground may be failing and it may be necessary to replace it eventually.

A motion was made and seconded (Navia/Steffens) to approve payment of Integra bill of \$842.41 for pool gate repair. Motion passed.

- Garage Floor coating – Board is not satisfied with the appearance of the repaired area because it is too visible. The entire section needs to be re-coated. Christy will contact Matt Rice the week of May 23 to assess the problem and resolve it.

C. Security (John Steffens)

- No report.

D. Hospitality (Kara Scott)

- There were no new neighbors to greet..

E. Governing Docs Revision (Judi Dalton)

- CC&Rs Homeowners Approval Update
 - 101 residents have approved, so we need 19 more to pass.
 - Judi will put article in Splash again and start knocking on doors.

F. ACC (A Ochse, C Callahan)

- Kara & Andy Scott – downspouts on their gutters.

A motion was made and seconded (Ochse/Navia) to approve gutters and downspouts on Scott home. Motion passed.

G. Newsletter (Sorraiyya Beheshti)

- Reports for May *Splash* edition are due to Sorraiyya by 5 PM Sunday, May 22. Please send in a timely manner.

H. Compliance (M. Lovelady)

- No report.

I. Recreational Committee (Alicia Navia)

- Architectural Plans
 - Cascade Electric completed electrical work.
 - The finalized architectural plans in electronic form from Novak Environmental were sent yesterday. Alicia also received the paper copies to show contractors. Add to June agenda to have time to review and discuss next steps.

J. Management Report (Christy Johnson)

In Escrow

5/18/2022-5/18/2022

Escrow Date:

| New Owner | Unit Address 1 | Lot # | Previous Owner | Process Date | Escrow Date |
|-----------|----------------|-------|----------------|--------------|-------------|
|-----------|----------------|-------|----------------|--------------|-------------|

No new homeowners

April 2022 Financials

Operating account: \$100,215.52
Reserve Account: \$133,535.35
Total Assets: \$233,750.87

Exceptions to February Financials:

Expenses

Administrative Expenses: Under by \$238.45. Postage and copies under budget by \$49.54. Insurance is under budget by \$105 and legal fees are under \$93.83.

Maintenance Expenses: Over budget by \$1,133.22. We were under budget on landscape \$712.50 due to credit. Over budget on janitorial service and pest control.

Utilities: Over budget by \$417.15. Electricity was over \$438.46 and gas was over \$234.72. Water was under budget by \$194.54.

Total Operating Expense for April is \$10,021.66 Under budget YTD by \$20,530.25.

Reserve Contribution is \$3485.

Reserve Expense: \$287.50 for Cascade Electric for deposit on cleaning up electrical boxes in recreational area.

ARC

Scott submittal

V. New Business

- Update on painting perimeter wall & entrance monuments
 - Facelift Painting is the only bid. Work to begin on June 15. Christy will get back with logistics and a letter to document that no other proposals were received.
- Ricardo Small Wash easement maintenance responsibility
 - Christy is working on getting written documentation from City or County as to who has maintenance responsibility

VI. Owner Comments

Kara inquired about posting the newsletter on the pool display case. Alicia said it had been there for at least 2 weeks.

VII. Next Meeting

June 15, 2022 Meeting at 6:30 p.m. via Zoom

VIII. Adjournment

- **There being no further items of business, the meeting adjourned at 7:33 p.m.**

| | Term Ends | Phone | Cell | Email |
|-------------------------|-----------|-------|--------------|---------------------|
| Alicia Navia, President | 2023 | | 614-507-4067 | Ainavs319@gmail.com |

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|---|------|----------|--------------|--|
| Clarie Callahan , Vice President | 2023 | | | |
| Ann Ochse , Treasurer | 2022 | | 520-678-1382 | annochse@msn.com |
| Melissa Mora-Lovelady , Secretary | 2022 | | 520-250-6520 | mluvlady@gmail.com |
| John Steffens - Director | 2022 | | 808-230-1294 | abramsmp@gmail.com |
| Christy Johnson , CMCA, AMS | | 298-2146 | | christy@pinehurstproperties.net |