

**Fountain Park Homeowners Association**  
**Board Meeting Minutes**  
**Thursday, March 16, 2022 at 6:30 p.m.**  
Zoom Virtual Meeting

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***Present:***

**BOARD:**

- X Alicia Navia**, President
- X Claire Callahan**, Vice President
- X 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:**

**Sorraiyya Beheshti**  
**Kara Scott**  
**Frank Pickett**  
**Joelle Coffman**

**Judi Dalton**  
**Dario Navia**  
**Paula Ganson**  
**Shelley Mueller**

**I. Call to Order**

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A quorum being established, the meeting was called to order at 6:31 p.m. by President Alicia Navia.

**II. Approval of Minutes**

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**A motion was made and seconded (Ochse/Callahan) to approve the February 10, 2021 Board Meeting minutes as presented. Motion passed unanimously.**

**III. Financial Report** (*Ann Ochse*)

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February 2022 Financials

According to bank statements, Fountain Park Homeowners' Association had \$97,750.67 in the operating account and \$127,695.52 in the reserve account, for a total of \$225,446.19. This represents a gain of \$6,049.68 over January funds.

- Administrative expenses were over budget for the month by \$532.43. This was primarily due to postage and copies involved in mailing ballots and stamped envelopes to homeowners for voting on the CC&R's.
- Total maintenance expense remains under budget by \$9,468.54. There was a pool gate repair of \$886.97; however, we still remained under budget projections for the month.
- Utility expense was under budget for the month by \$274.17 due to decreased expenses in electricity, water, sewer, and internet/security.

According to the bank statement, total expenses for February were \$10,979.63, which is \$6,565.03 under budgeted projections. Our operating net income, which is income minus expenses, for the month of February according to the bank statement is \$2,550.37. This includes \$3,485.00 transferred out of operating and into reserve. The reserve account earned \$14.31 interest for the month. There were no disbursements from the reserve account during the month of February.

#### **IV. Reports**

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##### A. Landscaping (*Claire Callahan*)

- Grounds
  - 4 mesquite trees and 4 wolfberry shrubs have been planted. Irrigation was adjusted.
  - Last Friday a tree was planted at the park in memory of Travis Trader.
  - Crew is keeping up with irrigation leaks as well as usual cleanup.
- Horn Pest Control Contract Renewal \$9,120 for year, \$8664 with discount.

**A motion was made and seconded (Ochse/Callahan) to renew Horn Pest Control Contract for the 2022 season. Motion passed.**

- Martin of Landtamers crew said replacing irrigation lines with PVC lines would cost \$15,000-\$20,000 and would reduce but not eliminate the amount of damage caused by rodents. Consider for 2023 budget.
- Committee Recommendations for Park Soil Health – Joelle Coffman
  - Proposal: FP Healthy Soil Initiative presentation
  - Watershed Management made recommendations to FP in 2019, which the committee will follow. Initially one specific area will be treated.
  - Initiative will be evaluated annually.
  - John expressed concern the area would attract rattlesnakes and poisonous insects.

**A motion was made and seconded (Navia/Ochse) to approve the Healthy Soil Initiative for one specific area and funds to purchase signs to inform the community. Motion passed.**

##### B. Pool (*Alicia Navia*)

- Worry Free Pools has been sold to E-Konomy Pools, which will continue to service us, effective April 1<sup>st</sup>. They are larger and can provide more services. We will give them a chance.
- Restroom Remodel Status
  - Claire and Alicia met with 3 remodel contractors, but this project is smaller than they usually do. So we met with 2 handymen who promised but haven't given us any bids yet. The bathrooms are in working order for the pool opening April 1<sup>st</sup>. We can wait until the fall to remodel if necessary.
- 2022 Swim Season Guidelines
  - The Pool Committee condensed the 12 rules in place since 2020 down to 6 rules which Christy sent to the Attorney who basically put back much of what was removed, for liability purposes. We will need to replace the signs currently posted as guests are now allowed and the hours have changed. We will keep the one restroom open.

##### C. Security (*John Steffens*)

- Nothing to report. Please lock your cars and valuables.

##### D. Hospitality (*Kara Scott*)

- Kara and Andy are caught up greeting all new neighbors.

E. Governing Docs Revision (*Judi Dalton*)

- CC&Rs Approval Update
  - We have 84 votes to approve CC&Rs. We need 120.
  - Alicia suggested a Q&A party in the park Saturday, April 2 at 3 PM – community will be invited and those who haven't responded will receive an email.

F. ACC (*A Ochse, C Callahan*)

- Lot 72 – Pavers for walkway

**A motion was made and seconded (Callahan/Ochse) to approve pavers for Lot 72. Motion passed.**

G. Newsletter (*Sorraiyya Beheshti*)

- Reports for March *Splash* edition are due to Sorraiyya by 5 PM Sunday, March 20<sup>th</sup>. Please send in a timely manner.

H. Compliance (*M. Lovelady*)

- No report.

I. Recreational Committee (*Alicia Navia*)

- Bids for Electrical Panels Upgrade
  - Alicia & Dario met with 3 electricians – United \$600; Cascade \$2,350; Axiom \$2,500
  - They all said only basic maintenance of panels was needed and wouldn't require permits. Only the United bid reflected that assessment but didn't contain a definite amount. Alicia will ask United for a not-to-exceed amount and Cascade to submit a bid for only the basic maintenance required.
- Architectural Plans status
  - Committee met with Novak Environmental on Tuesday 3/15 to consider materials and colors. These will be incorporated into the architectural plans to present to the Board for approval.
  - We received an \$875 invoice for 60% of Task 3, development of construction documents. We paid 25% in December.

**A motion was made and seconded (Navia/Ochse) to approve \$875 payment to Novak. Motion passed.**

- Next they will provide height and size of the Ramada so we can look for contractors. Ann thinks we can afford \$18,000 for the Ramada.

J. Management Report (*Christy Johnson*)

In Escrow

2/1/2022-2/28/2022

Escrow Date:

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
Hassan & Aspara Kazemisaber	1761 N Ranch Dr	106	Michaella Trenka	2/18/2022	2/14/2022

Janet King	8981 E Waverly St	137	Michael & Roxanne Howald	2/25/2022	2/11/2022
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**January 2022 Financials**

Operating account: \$ 96,756.26  
 Reserve Account: \$127,695.52  
**Total Assets: \$224,451.78**

**Exceptions to February Financials:**

**Expenses**

**Administrative Expenses: over by \$532.43** due to being over in postage and copies. Management fees over \$100 for the year due to Saturday meeting.

**Maintenance Expenses: Under budget by \$9,468.54.**

**Utilities: Under budget by \$274.17.**

**Total Operating Expense for February is \$9,210.28 Under budget YTD by \$20,837.06.**

**Reserve Contribution is \$3485.**

**Reserve Expense: No reserve monies spent during February.**

**ARC**

Lot 72 – Landscape modification

**V. New Business**

- Wall & entrance monument painting
  - Christy received one bid for around \$3,000-4,000 and is waiting for another.

**VI. Owner Comments**

Claire mentioned holes & cracks in Ricardo Small Wash and encouraged people to contact the city regarding their repair.

**VII. Next Meeting**

April 20, 2022 Meeting at 6:30 p.m. via Zoom.

**VII. Adjournment**

- **There being no further items of business, the meeting adjourned at 8:03 p.m.**

	Term Ends	Phone	Cell	Email
Alicia Navia, President	2024		614-507-4067	Ainavs319@gmail.com
Claire Callahan, Vice President	2024		520-296-7653	clairecallahan@hotmail.com
Ann Ochse, Treasurer	2023		520-678-1382	annochse@msn.com
Melissa Mora-Lovelady, Secretary	2023		520-250-6520	mluvlady@gmail.com
John Steffens - Director	2023		808-230-1294	abramsm@gmail.com
Christy Johnson, CMCA, AMS		298-2146		christy@pinehurstproperties.net