

**Fountain Park Homeowners Association  
Board Meeting Minutes  
Wednesday, August 14, 2019 at 6:30 p.m.  
Eastside City Hall Room A**

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***Attendance:***

**Board**

**X** Alicia Navia, President  
**X** Lois Bloom, Vice President  
**X** Kate Avery, Treasurer  
**X** Debra Planck, Secretary  
**X** Mary Duerksen, Director

**Staff**

**X** Carol Keyser, Pinehurst Properties  
**X** Joan Groom, Meeting Minutes  
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**OWNERS:**

**Dario Navia**

**Carol & Kevin Sontheimer**

**Mary Cinquemani**

**Mina Reeder**

**Beau Alexander**

**Anne & Jim Durkee**

**Anita Dingle**

**Steve Danson?**

**Sorraiya Beheshti**

**Ann & Roger Scott**

**Jay Williams**

**Claire Callahan**

**Kara & Andy Scott**

**Paul & Darlene Earls**

**Elise, Danae & Andrea Meyer**

**Edwin Halstead**

**Karen Plemons**

**Judi Dalton**

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**I. Call to Order**

A quorum being established, the meeting was called to order at 6:38 p.m. by President Alicia Navia.

**II. Approval of Minutes**

Debra Planck read the July 10, 2019 Board meeting minutes.

**A motion was made and seconded (Duerksen/Avery) to approve the July 10, 2019 Board meeting minutes. After discussion, motion was open to the floor. Minutes approved as read.**

Debra Planck read the July 30, 2019 Special Meeting minutes.

**A motion was made and seconded (Avery/Bloom) to approve the July 30, 2019 Special Meeting minutes. After discussion, motion was open to the floor. Minutes approved as read.**

**III. Financial Report**

**July Financials**

Operating Account	\$ 38,967.23
Reserve Account	\$ 45,266.04
<b>Total Assets</b>	<b>\$ 84, 233.27</b>

Net Income	\$ 7,094.78
Delinquent Dues	\$ 970.47

We automatically put \$3,400 into Reserve account each month.  
We spent \$24.98 from Reserve for Auto-fill Cover.  
The water bill was up, which was expected.  
We paid Pima County \$135 for pool permit.  
All other expenses were normal.

#### IV. Reports

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##### A. President & Landscaping (*A. Navia, D. Planck*)

- Landscaping – Over the last month there were several areas of concern:
  - NW Palo Verde branches fell as well as a Mesquite tree branches, and across from the tennis court branches of a larger Palo Verde fell. Landtamers did take care of the smaller branches. We need to approve \$720 for their removal.
  - There was also an irrigation repair; and we're looking at a proposal to re-grade the grassy area next to the pool or put in a French drain. We just received the rye grass winter installation notice, so we need to make a determination on whether or not to reseed.

**A motion was made and seconded (Navia/Planck) to approve payment of \$720 to Landtamers for removal of Palo Verde and Mesquite tree branches. After discussion by Board, motion was open to the floor. Motion approved.**

- Kate Avery suggested getting bids from three companies for removing larger tree branches and keeping them on hand as reference should that service be needed in the future.

##### B. Pool (*M. Duerksen*)

- This is a brief overview. The pool committee met with Imperial pools on July 24<sup>th</sup>. We discussed the punch list of items that needed to be done to complete the pool.

One of the key items was electrical work to be done. A subpanel had been installed without plans submitted to be permitted. Imperial pools original plan did not include electrical work. Patrick of Imperial pools assured us this is common practice and he is allowed to do this work. Now the problem was getting a detailed drawing since the inspectors needed to know details about all the equipment, such as amp, volt, manufacture rating, etc.

Next is the pool ladder. A powder coated ladder was ordered but a non-coated one installed.

Health inspector required pool fencing be brought up to code. Two of the vertical bars are wider than 4 inches; there are several places where the space under the fence exceeds 4 inches, and the latch on the gate is at the incorrect height. Landtamers has been working on fixing that.

*Carol Keyser explained that the codes have changed since the fence was first installed. The inspector said the enclosure was the best he had seen for an HOA.*

Final coating of the pool surface needed to be done.

All the piles of construction debris needed to be removed.

After a lengthy discussion, Imperial pools said they would be able to complete everything in 2 weeks, which would be August 7<sup>th</sup>. We offered to look into electrical work to see who might be available and what work would need to be done.

On July 30<sup>th</sup>, Dario and I went to the county permit office and spoke with Dan Santa Cruz. Dan informed us that an electrical plan needed to be submitted by Imperial Pools that included a stamp by an electrical engineer. The plan needed to include anything Imperial Pools would touch but not any of the current electrical that remained untouched. Plan would need to include if pool lights met new "dark sky" ordinance, etc. Dan further informed us if we do any work, such as electrical, Imperial Pools can be forgiven any liability, since IP holds the permit and all work must be done by them or a subcontractor. Dan suggested we check with Registrar of contractors to see if Imperial Pools is licensed to do any electrical work. Upon checking with the Registrar of contractors, we found that IP license does not allow them to do any electrical work. Therefore, the subpanel installed would not be permitted.

Patrick has missed several promised dates, but has done some of the punch list items. The largest is completing the drawings and electrical work so we can pass inspection and have a pool opening date. I know there was a meeting on Tuesday 8/13 and will let Kate bring us up to speed on that.

I did also want to mention the water run-off from the sprinklers and rain. Earlier in the project it was decided to install a French drain. Most recently there was talk of re-grading the lawn area. We have one bid for that over \$4,000. I don't think that will solve the problem. We still have run-off from the landscaping area north of the pool where the landscaping is higher. I think the better course of action is the French drain and getting at least 3 bids.

I know everyone wants to get this pool open but we need to make sure everyone is safe. The electrical must be done correctly.

I believe Dario is pursuing information for bids to maintain the pool after IP courtesy 60 days are up. After Kate is done, Dario can let us know where we are with that.

Kate reported on meeting with electrician, Justin Miles, where they discussed the work necessary and he promised a bid shortly, which has not yet been received. The Board wants to see the bid before any work begins. Everything will be done according to plan.

The chlorinator needs to be bolted to the ground and a 35 gallon pulsar feeder costing \$3,336 be installed. The cost has been covered. The chlorine level in the pool is currently too high.

There was a suggestion that since Imperial Pool has not completed work on time, the Board request the 60 days deadline to contract a new pool maintenance company be restarted as there are only three weeks left from the original start date.

*C. Security (L. Bloom)*

- Lois asked for volunteers for the committee.
- Mailbox tampering has been remedied and the Post Office has installed new boxes. Owners should have received their keys by now.
- The Board asks owners to report any irregularities to the mailboxes.
- There is uncertainty regarding a security camera in the pool area. F&N was providing a monitoring camera at the main gate only, but gate entry reports have not been forthcoming. Lois was not sure of the status of F&N since the owner is deceased.
- Carol Keyser explained that the owner of F&N kept all the information to himself so it died with him. Greg Sellers, of Integra, took over for F&N. The camera at the pool does work because the fountain there was shooting water into the ramada on January 1, the camera caught it, and Carol was called. Integra installed some new equipment and is one of the best security companies. But the monitoring is done by Central Alarm still through F&N, which receives payment from Pinehurst and then pays Central Alarm. They will provide monthly reports for an additional fee. They will also monitor your house when you are away.
- Lois determined there needs to be more discussion about security.

*D. Hospitality (K. Scott)*

- No report.

*E. ACC (M. Duerksen)*

- Nothing submitted for ARC changes.

*F. Newsletter (S. Beheshti)*

- Sorraiya requested the Board send all items for the Newsletter to her by Sunday, the 18<sup>th</sup> or Monday the 19<sup>th</sup>, and sought clarification on how much of the Board meetings should be reported in the Newsletter. Since the meeting minutes need to be approved, which does not happen until the following Board meeting, only notes regarding the reports can be included in the Newsletter.

*G. North Border (M. Duerksen)*

- I'm working with a Civil Engineer who has been gathering historical information about the park and wash area. Dario and I walked the wash with him on Sunday 8/11. The following are some of his conclusions;
  1. The park is located within the erosion hazard setback of the wash which is an area intended to allow a river to behave naturally, changing its sinuosity over time. It is also located on the outside of a bend in the main portion of the channel, which is an area most susceptible to erosion. With that said, it doesn't appear that the general shape or extents of the main wash has changed over the last 30 years.

2. He looked into the materials dumped at Castle Rock and determined it would be hard to demonstrate that the features created impacted the flow of the river.
  3. Next the Ricardo Small wash. Entering into the wash, at some undeterred time, concrete was poured to create a "bend" with a 3 foot high wall. Most likely this is why we see water flowing along our banks when the rest of the wash is dry. In the late 70's the code for building in the flood plan was lax. The concrete was possibly poured by a land developer up stream but the development project never started. It would be hard to determine if the concrete has any bearing on changing the water flow downstream and damaging our property.
  4. Another factor to consider is the fires in the foothills/mountains that have denuded the land, resulting in lot more storm water actually making it into the wash. This could result in more frequent and larger flows in the main wash than have historically occurred.
- Next steps: The engineer will provide us with a proposal to take to the county and city permitting offices. They will tell us what type of drawings/studies will be required to get permits and what scope of work will be allowed.
  - Permits and civil engineer study will be approximately. \$4,000 to \$5,000. Then we will need to see what type of protection will be allowed: A "steel" wall pounded into the ground or large boulders 4' to 5' across. All of this will be behind the edge of the park or our side of the fence. We cannot create anything that will intrude upon the wash side interrupting the flow of water.
  - He also recommended that the trees which have fallen into the wash and are still attached to the bank be removed. Leaving them in place will cause more harm than good. We are looking into bids to have this done.
  - I think it is important to note that the park is in the erosion hazard set back. The park is located in the outside bend which is most susceptible to erosion. Looking at maps of the flood plan for this area, it extends from near the pool to the northwestern corner of the park. That being said, I think we would be looking at "protection" extending well into the park. If not, in time the water could cut in behind the barrier we put in place.
  - We may need to realize that in time we will lose part of the park to mother nature.

#### H. Management (C. Keyser)

- There were no new homeowners during the month of July.

- **July Financials**

Operating Account	\$39,082.60
Reserve Account	<u>\$45,290.99</u>
<b>Total Assets</b>	<b>\$84,373.59</b>

- **Exceptions to the July financials**

**Income:** we are just under budget on dues by \$150.14. FP received \$200 this month title transfer fee income.

**Expenses:**

**Administrative:** Over budget by \$95.05 mainly due to copies & postage and taxes, licenses and fees.

**Utilities:** Under budget by \$1,093.73. Water, gas and electricity are well under budget.

**Total operating expenses for July:** Under budget by \$25,702.35, and for the year under budget by \$19,695.65.

- **Reserve Expenses:** \$3,400 is automatically transferred to Reserves each month based on the 2019 Approve Budget.

## V. New Business

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### A. Pest Control

- Horn Pest has been working on squirrel eradication, coming twice a week, which decreases the population temporarily. Our contract with them expires at end of the month. New contract will cost \$8,664 for the year with a 5% discount.
- Alicia doesn't see much improvement. That price does not include termites or other pest control around the pool area. AZ Pest Control and NW Exterminators were proposed for additional bids.

### B. Pool Maintenance

- We need to contract a pool maintenance company. Alicia just received an updated bid from Davey Pools. Two more bids are needed. Alicia likes the job Worry Free Pools has done with fountains and would like to get a bid from them.

## VI. Owner Comments

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Owner inquired about the broken chain link fence being repaired. Mary responded that chain link fences are no longer permitted. It has to be an all new fence, which is very expensive.

## VII. Next Meeting

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September 11, 2019 at 6:30 P.m. ESCH Room A

## VII. Adjournment

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- **There being no further items of business, the meeting adjourned at 8:32 p.m.**

	Term Ends	Phone	Cell	Email
Alicia Navia, President	2020		614-507-4067	Ainavs319@gmail.com
Lois Bloom, Vice President	2020	520-354-2044	520-256-9686	<a href="mailto:Loisbloom22@gmail.com">Loisbloom22@gmail.com</a>
Kate Avery, Treasurer	2021	520-612-5707	520-296-2436	<a href="mailto:kwavery@icloud.com">kwavery@icloud.com</a>
Debra Planck, Secretary	2021		520-975-7623	<a href="mailto:dplanck@q.com">dplanck@q.com</a>
Mary Duerksen, Director	2021		772-215-1697	<a href="mailto:mf2molly@gmail.com">mf2molly@gmail.com</a>
Donna Wood, CMCA, AMS		298-2146	520-730-1913	<a href="mailto:donna@pinehurstproperties.net">donna@pinehurstproperties.net</a>