

**Fountain Park Homeowners Association**  
**Board Meeting Minutes**  
**Wednesday February 15, 2023 at 6:30 p.m.**  
Zoom Virtual Meeting

---

***Present:***

**BOARD:**

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

**Staff:**

- X Paul Gready**, Manager Associate

**OWNERS:**

- X Carol Decker**
- X Joann Duncan**
- X Anita Dingee**

- X Sorraiyya Beheshti**
- X Dario Navia**
- X Judi Dalton**
- X Joelle Coffman**

**I. Call to Order**

---

A quorum being established, the meeting was called to order at 6:36 p.m. by President Alicia Navia

There was a reminder to all that the meeting was being recorded.

**II. Approval of Minutes**

---

**A motion was made and seconded (Ochse/Callahan) to approve the January 18, 2023 Board Meeting minutes as presented. Motion approved by all.**

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

---

**Financial Report for January 2023**

According to bank statements, Fountain Park Homeowners' Association had \$69,772.05 in the operating account on January 31, 2023, and \$185,649.62 in the reserve account for a total of \$255,266.49. Pinehurst transferred the \$7701.89 they had retained to Expert HOA Management on January 17, and it was deposited into our operating account. \$8,713.32 was collected in January and deposited to the operating account. I assume this represents dues collected. The operating account earned \$1.28 interest.

- Administrative expenses were \$2,320.00 for the month, which included Expert's management fee, the police charge for alarm monitoring, and the donation to Martin Salcido's widow.

- Total maintenance expense was \$3,016.82, which was Landtamer's bill. This check has not yet cleared the bank.

Our operating net income, according to the bank statement, for the month of January is \$14,616.49. This large net income figure is due to Expert setting up a schedule of Payees for Fountain Park. Just like it takes time to establish deposits, it takes time to delineate and set up the Payees.

The reserve bank funds have an ending balance of \$185,649.62, which includes interest income of \$55.17. The board needs to decide whether to continue the monthly \$3,485 transfer from operating into the reserve account or to increase the amount to \$3,753 according to the Reserve Study done in 2018. The Reserve Study is outdated and does not allow for the unexpected pool replacement, together with equipment. that has been done. We need an updated Reserve Study. It is my recommendation that we do not increase the monthly reserve transfer until this study is completed. The board was in agreement not to increase the monthly transfer to reserve, and Paul was asked to make sure the reserve transfer for January and February was done.

**A motion was made and seconded by (Navia/Ochse) to Larry Recker, CPA as outlined in the agreement letter. Approved by all.** Ann will sign the letter of agreement. Paul will contact Mr. Recker

A deadline needs to be established for final payments of January, February and March 2023 dues. After a general discussion it was decided that the deadline would be March 15, 2023.

#### **IV. Reports**

---

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

The committee met on February 1, 2023 with the main concern to confirm the irrigation schedule for the common areas. D. J. Callen reported two of the irrigation timers had been vandalized. A request to investigate and repair was provided and it is \$300.00. This will require Board Approval, and once repaired the irrigation schedule will be shared with the landscape crew. **A motion was made and seconded (Callahan/Navia) to approve the repair cost investigation for no more than three (3) hours of \$300.00. Approved by all.**

- Joelle Coffman is making a form for residents who may want to purchase a tree or shrub to be planted in the park for a memorial. There was a general discussion on where to place the form on the website. It was decided to place under the Architectural Control Tab, which may need to be renamed Architectural and Landscaping Control and include the Trees for Tucson information.
- Two more loads of mulch have been spread over the park area. Joelle Coffman obtained the free mulch and pictures were taken of the volunteers who spread the mulch including the two youngest at three and five years old. The pictures of the volunteers could be shared in the Splash.
- Alicia Navia noted that there was a surcharge for parts on the January Landtamers invoice. It has been board policy to approve anything over and above the regular monthly cost. Paul was asked to make sure the "extra" cost be sent for Board Approval before paying.

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

- Restroom remodel and repair started on February 6, and is in progress. Rick Jones received the 50% down, to come out of the reserve fund, (1,500.00) and was given a key card to have access to the pool area. Rick Jones also told

Alicia that he is having a little difficulty finding the heavy duty plastic coated swing chain and may have to order them online.

- A call was received from Greg Sellers from Integra and payment has been received. He also needs to get the contact information for the alarm system monitoring from Expert. This is separate from the TPD alarm renewal notice which was paid for \$20.00. All references to Carol Keyser and Pinehurst need to be edited.
- There was a question regarding Ekonomy Pools and was a January invoice paid. They were to send a new letter of agreement.
- Garage Floor Coatings sent an email that they would not be out today because of the weather and would be out next week.
- There was an update on ProCare Cleaning. Once the restroom remodel is complete, then they will start. Pool season is April 1 – November 1 Cleaning during in-season takes place Monday, Wednesday, and Friday. Then off-season Monday and Friday.

C. Security (*John Steffens*)

- John reminded everyone to keep garage lights working and make sure you lock your cars and say Hi to your neighbors.

D. Hospitality (*S. Brazie, J. Duncan*)

- There were no new neighbors this month.

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

There were no requests made.

F. Newsletter (*Sorraiyya Beheshti*)

- There is no February newsletter. Judi Dalton asked about the notification of the 40<sup>th</sup> anniversary event. Email blast will be used.

G. Compliance (*M. Lovelady*)

- No report.

H. Recreational Committee (*Alicia Navia*)

- No movement. Once some higher priority items are complete and when the transition with Expert HOA is complete then this topic will be discussed.

I. Nominating Committee (*C. Callahan*)

- Postcards announcing the Annual Meeting were mailed at the beginning of February, and a community emailing with a nominating form has also been sent. Residents requiring a paper copy received a copy by USPS.
- Forms are due back by Feb 17<sup>th</sup>. A ballot will be produced and sent to Dario Pohl to send to Election Buddy to manage the online voting. The ballot will include the names of the person(s) running as well as a checkbox to approve or disapprove the minutes from the 2022 annual meeting. Paper ballots are to be returned by noon on March 10, 2023. Expert will provide Claire Callahan with the unopened ballots prior to the meeting.
- Ann Ochse asked about an in person annual meeting and the Board discussed reviewing it in the future.

J. 40<sup>th</sup> Anniversary of Fountain Park (*J Dalton, C West*)

- The event is going to be held on Saturday April 22, 2023 from 2-5pm. A cake will be served and there will be a short historical program. TPD will be providing a SWAT car, to inspect and to speak to SWAT team members.
- Anita Dingee suggested that instead of a cake, have cupcakes, easier to serve, less mess, etc. Bottled water will also be served.

K. Management Report (*Paul Gready*)

- a. Paul provided several slides of what the portal looks like and how you can use it. He explained the various components like the dashboard, change of address, sending messages, broadcast emails from the Board, calendar function, and document section.
- b. Paul also pointed out helpful quick guides videos on how to make payments, etc.
- c. There was a question on the security of the Vantaca system.

**VI. Owner Comments**

---

- None

**VIII. Next Meeting**

---

The next meeting will be the Annual Meeting on Saturday March 11, 2023 at 10:00am via Zoom

**VIII. Adjournment**

---

- **There being no further items of business, the meeting adjourned at 7:23 p.m.**

	Term Ends	Phone	Cell	Email
Alicia Navia, President	2023		614-507-4067	Ainavs319@gmail.com
Claire Callahan, Vice President	2023		520-296-7653	clairecallahan@hotmail.com
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
Paul Gready, CAAM		520-910-1707		<a href="mailto:paul@experthoa.com">paul@experthoa.com</a>