

Fountain Park Homeowners Association
Board Meeting Minutes
Wednesday, September 11, 2019 at 6:30 p.m.
Eastside City Hall Room A

Attendance:

Board

X Alicia Navia, President
X Lois Bloom, Vice President
A Kate Avery, Treasurer
X Debra Planck, Secretary

Staff

X Carol Keyser, Pinehurst Properties
X Joan Groom, Meeting Minutes

OWNERS:

Dario Navia
Mary Popp
Mary Cinquemani
Mina Reeder
Carol Decker
Sorraiyya Beheshti

Kara & Andy Scott
Tom Sinnard
J. Williams
Steve Ganson
Paul & Darlene Earls
Barbara Lehmann

I. Call to Order

A quorum being established with three members present, the meeting was called to order at 6:30 p.m. by President Alicia Navia.

Alicia reported that Mary Duerksen had resigned from the Board on Sunday because of other commitments.

A motion was made and seconded (Planck/Navia) to accept the resignation of Mary Duerksen. Motion passed.

Alicia also reported that Kate Avery is not in attendance due to having had surgery the day before.

II. Approval of Minutes

As there were no objections to the August 14, 2019 Board Meeting minutes as presented, President Alicia Nava declared them approved.

III. Financial Report

August Financials

Income	\$ 13,570.06
Expenses	\$ 6,403.55
Net Income	\$ 7,166.51

Operating Account	\$ 41,182.69
Reserve Account	\$ 48,753.90
Total Assets	\$89,936.59

Delinquent Dues \$ 620.52

We automatically transfer \$3,400 into Reserve account each month.

Phase 2 pool expenses: Installment of \$12,813.75 and deposit of \$2,205 for the Ramada floor

Total pool expenses to date: \$176,537.54

IV. Reports

A. Landscaping (*A. Navia, D. Planck*)

- There is a new landscape committee. Debra Planck will be the liaison, giving the report and Alicia Navia will chair.
- Landtamers pruned trees and cleaned the area by the wall at Wrightstown. There is one more area on the west side of the park to be completed.
- Landscape Committee met on August 25 and shared goals to find alternatives to reduce the ground squirrel population and water usage, and to increase water harvesting.
- Replacement of toilets in the pool restrooms with more water efficient models to take advantage of rebate from the city was discussed.
- We will not be planting rye grass this Fall because we are considering another plan for the area.

A motion was made and seconded (Planck/Bloom) to not plant rye grass this year. After discussion by Board, motion was open to the floor for discussion from owners. Motion passed.

A motion was made and seconded (Navia/Planck) to renew the termite warranty with Horn Pest Management for the Ramada area. After the discussion by Board, motion was open to the floor for further discussion from owners. Motion passed.

- Andy Scott reported some cacti in the park are being infested. Alicia will discuss this issue with Landtamers.
- Patty Popp – Watershed Management:
 - We will look at a 5-year plan for things that can be done in stages. We can harvest in areas other than the park, such as the parking lot and the roof of the covered patio in the pool area. We are looking at the type of drip system we currently have and its location. We are also accessing which trees can exist on rain water only.
 - Watershed Management Group was formed to improve the health of the rivers and desert ecosystems and promoting water harvesting. They started with the Santa Cruz watershed and have used that information for other projects. There is a \$150 consulting fee. We are looking for advice from them. They can also produce plans. We would like to keep a record (continuity book) of the Fountain Park landscaping, for future use.

A motion was made and seconded (Bloom/Planck) to pay Watershed Management Group a consulting fee of \$150 for a 2-hour presentation on tree health and water harvesting. After discussion by Board, motion was open to floor for discussion by owners. Motion passed.

B. Pool (*Alicia Navia*)

- Imperial Pools just finished installing the sanitation system which works with chlorine to maintain the correct levels.
- The powder coated ladder has been delivered, and installed.
- The subcontractor completed the electrical subpanel installation, which was approved by the City on Monday along with the barrier. County approval is still pending.
- The lights in the pool don't currently have power, so we are working with Imperial Pools to have power restored to those lights. Since there have been many difficulties with Imperial Pools, we are working toward a resolution with advice from the FPHOA attorney.
- Imperial continues to do pool maintenance 2 or 3 days a week. But we are wrapping up with them and will select a new pool company tonight.

C. Security (*Lois Bloom*)

- I met with Carol Keyser & Greg Sellers of Integra at the Pinehurst office. F&N is not bonded, so we are no longer paying the \$70 quarterly fee.
- Greg confirmed he had been performing some checks at Carol's request after F&N was no longer involved. We set an appointment to meet at Fountain Park on September 5th. Greg checked the gate and what needs to be done to reconnect the gate so people can enter as soon as the pool opens. Greg proposed a more updated systems that could be more cost efficient. We are waiting on information from him to assess what can be done and perhaps solicit additional bids. The password was changed.
- Debra Planck found a baggy with some pills by a tree in the park, and disposed of them properly. Alicia googled the pill for identification.
- Judi Dalton reported encountering a homeless person in the park where the fence is missing. After a few words with him, she deemed him harmless. He disappeared after she walked away.

D. Hospitality (*Kara Scott*)

- A couple of houses are up for sale.
- GAIN (Getting AZ Involved in Neighborhoods) – Barbara Lehmann proposed doing one in the park. The police come from 5:30-7:30 and give a presentation on how to partner with police for crime prevention and also get to know your neighbors. Barbara suggested a potluck. Carol offered to supply water, paper products & utensils. Barbara will prepare a flyer.

E. ACC (*Alicia Navia*)

- Nothing submitted for ARC changes.

F. Newsletter (*S. Beheshti*)

- Sorraiyya requested letting her know if anyone would like a paper copy of *Splash*, which she would deliver to the house.
- Please send new reports to be included in the next edition of the *Splash* by Sunday, Sept 15 at 5 PM.
- Barbara Lehmann will provide information about GAIN.
- Sorraiyya will reprint articles regarding community safety in *Splash* with permission from friend of Barbara Lehmann.

G. North Border (*Alicia Navia*)

- Proposal offered by the Civil Engineer will be forwarded to Alicia once Mary Duerksen receives it. The Civil Engineer suggested to remove the trees that have fallen into the wash in the area below where the fence sections were taken out. Debra Planck will take care of removing the tree branches hanging in the wash.

H. Management (*C. Keyser*)

- There were no new homeowners during the month of August.
- **August Financials**

Operating Account	\$41,182.69
Reserve Account	\$48,753.90
Total Assets	\$89,936.59
- **Exceptions to the August financials**

Income: we are over budget on dues by \$325.56. More past due accounts have become current. Delinquencies are very few.

Expenses:

Administrative: Running right at budget, just running slightly higher in postage and copies by \$18.95.

Utilities: Under budget by \$759. Water, gas and electricity are all under budget.

Maintenance: Under budget by \$1,545.78. No monies being spent in several categories.

Total Operating Expenses: Under budget by \$2,286.45 for August and under budget \$21,982.10 for the year.
- **Reserve Expenses:** \$3,400 is automatically transferred to Reserves each month based on the 2019 Approved Budget.

V. **New Business**

A. Pool Maintenance Contract Proposals

- Davey Pools: summer \$435; winter \$350
- Patio Pools: Twice a week \$520; 3 times a week \$760
- E-Konomy Pools: once a week \$110; twice a week \$210
- Worry-Free Pools: twice a week \$320.48; 3 times a week \$441.72; if they do fountain maintenance the same day as the pool, they will give a 50% reduction on the fountain maintenance per month. In addition, if during the summer months it is determined that pool service is only needed 2 times per week, \$28.00 per week will be deducted from the monthly charge, equating to a \$112.00 savings per month.
- After a discussion narrowing the most favorable companies down to Davey Pools and Worry-Free Pools, the Board voted to approve Worry-Free Pools with the option of changing to Davey Pools if all pool requirements for the new system were not met. Debra will contact both for confirmation of their ability to provide proper maintenance with the new chemicals: Revive, E-Z Pool and Chlorine tablets.

A motion was made and seconded (Bloom/Navia) to approve pool maintenance contract with Worry Free Pools subject to all the new chemicals and system requirements being met. After discussion by Board, motion was open to the floor. Motion passed.

VI. Owner Comments

An inquiry was made about the pool proposals to which Debra responded.

VII. Next Meeting

October 9, 2019 at 6:30 P.m. ESCH Room A

VII. Adjournment

- **There being no further items of business, the meeting adjourned at 7:50 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	Loisbloom22@gmail.com
Kate Avery, Treasurer	2021	520-612-5707	520-296-2436	kwavery@icloud.com
Debra Planck, Secretary	2021		520-975-7623	dplanck@q.com
Donna Wood, CMCA, AMS		298-2146	520-730-1913	donna@pinehurstproperties.net