

Fountain Park Homeowners Association
Annual Meeting of the Members
Ward 2 Offices
February 10, 2024

Board Members Present:

Alicia Navia, President
Claire Callahan, Vice President
Joelle Coffman, Secretary
Joann Duncan, Treasurer
Stella Haggis, Member at Large

Owners Present

Jerry Benson, Sue Brazie, Mary Cinquemani
Norma Cook, Tod and Deborah Crapes
Anita Dingee, Anne Durkee
Paul and Darlene Earls, Jean Esposito
Paula Ganson, Marc LaCasse, Kay LaPlante
Barbara Lehmann, Emilio Lopez, Lori Lee
David Lovelady, Michael Marshall, Dario Navia-Pohl
Judi Dalton, Mina Reeder, Andrew and Kara Scott

Management Present:

Danielle Hasting, Community Manager
Paul Ash HOA Management

Call to Order:

The meeting was called to order at 10:01 AM by Board President Alicia Navia.

Proof of Notice of Meeting and Establishment of Quorum

It was noted for the record that the notice and meeting materials were mailed via USPS on January 22, 2024. Quorum was established by the ballots received and owners present at the meeting.

Reports of Officers and Committees

Financial Report – Joann Duncan

At the end of 2022, the Fountain Park Board was tasked with finding a new Property Management company. The highly recommended Expert HOA Management service was hired but after two months it was clear that they were unable to fulfill their contractual obligations, especially financial management and communication with the Board and our homeowners. Another search resulted in a much better fit for Fountain Park. Paul Ash HOA Management cost a bit more but there is no denying they saved our reputation for prompt bill paying with our utilities and vendors. This, in turn, allowed us to take advantage of the service discounts we were accustomed to receiving in the past. Communication with our new management company is improving as we (FPHOA) get to know one another.

The transfer of finances and records between Expert and Paul Ash took several months but I am happy to report that our finances are now in order and our utility and vendor accounts are current. Danielle Hasting, our Property Manager, has also provided resources and vendor contacts enabling us to pursue projects that have been on hold because of limited or non-responsive service providers. We were able to obtain multiple bids and are benefiting from Danielle's experience and expertise. We anticipate more successful project resolutions in the future.

The Board and Danielle recently collaborated on and prepared the Annual Budget for 2024. As we know, the price of many products and services has increased in the past 2 years. With two expensive community projects pending, the Board decided to increase Assessments for the first time in 5 years. The 5% increase prevented the need for a "special assessment" to pay for these necessary projects. With the reserve account accumulated funds, we were able to invest \$100,000 in a 7-month CD at 5.25% interest which will mature in June.

Excessive water and gas consumption has been a concern of the Board and we are beginning to monitor our usage during the month rather than receive larger than normal utility bills. These specific services

have stressed the budget in the past due to irrigation leaks and accidental pool heating during the off season. We continue to work with our vendors to prevent problems as we move forward.

In 2023 the restroom remodel at the pool was completed and the sections of the ramada floor was repaired. Park maintenance required to preserve the health and appearance of our older trees was done as well. And following the August storms a major clean-up assured our park is a safe place for us all to enjoy.

In summary, with over \$280,000 in combined Operating and Reserve account assets our Fountain Park Community has the finances and ability to complete the water basin project, the northwest park fence repair and the replacement of our irrigation system in the park. We look forward to a productive year going forward.

Landscape – Shelly Mueller and Joelle Coffman

Committee Members: We welcomed Kara Scott, Emilio Lopez and Carolyn Diehl. After years of amazing support, we said goodbye to Alicia and Claire

Healthy Soils Area: We continued to add mulch to the area and feel the benefits of having ground coverage. Notice how much cooler the mulch keeps that area next time you walk through. And a few wildflowers are volunteering.

The board approved our committee to purchase shrubs for the healthy soils area. In December we planted Chuparosas, Spiny hackberries and Agave. We also received board approval to purchase a large watering cart for hand watering until plants are established rather than putting in expensive new irrigation lines.

Storm Damage: We had a few pretty significant storms that came through causing tree damage and further erosion. Both Landtamers and Brightview came in and really helped to ensure a quick cleanup and returning our grounds to a safe level for our community. Cleaning up after storms is a significant cost to the HOA.

Rain water Capture/ Erosion Control Project: The board approved a proposal from Watershed Management Group to build rainwater capture basins in our park. Next Saturday, February 17th, WMG will lead Fountain Park volunteers as we plant and mulch the new basins. Please consider volunteering! The basins are eligible for a rebate through the City of Tucson which we expect will cover almost half the cost of the project.

Landscaping challenges: Throughout 2023 we saw a decline in the quality of work, as well as the responsiveness of Landtamers to detect and fix irrigation leaks. This led to higher than expected water bills for the HOA and caused the volunteers members of the committee many hours of work bird dogging Landtamers. After 4 months of repeated requests, we have yet to receive the irrigation schedule for the park. Then LT raised their monthly fee by \$1000. These are just some of the factors that led to the Board ending our relationship with LT effective 1/31/2024.

We put together a document to outline what practices we want to see in our common areas as we move towards more sustainable practices. That document, called an RFP, was sent to three landscape companies interested in our HOA. We have now met with, checked references and gotten bids from two landscape companies, which will be presented to the board soon. Until the new company takes over, please be aware there will not be landscaping services in our common areas

Pool – Alicia Navia

- Much needed gate rewiring was completed about a year ago after recurring shorts. A leaking gasket on the water heater was replaced in the fall.
- Pro-Care Janitorial was hired and E-Konomy Pools continues to do maintenance and service
- Garage Floor Coatings completed repairs of warranted ramada floor surface, which had been scheduled since the previous year.
- Both ramada restrooms were remodeled with new toilets and vanities and fresh paint. The showers were also refurbished. Contractor installed new chains on the playground swings.
- COVID guidelines were lifted for the 2023 swim season per the recommendation of the committee.
- Pool party requests and scheduling also resumed, with a new volunteer party planner. All details are on the website and at the back of all SPLASH publications. There was 1 party scheduled that I'm aware of, but many groups of varying sizes gathered and enjoyed the pool during this past very hot summer.
- During swim season from April 1 to November 1, the pool needs to be tested daily. E-Konomy tests 3 times a week, which leaves the remaining 4 days to a dedicated group of volunteers. It's easy and quick, once a week on a day of your choosing, and all training is provided. If you're planning to visit the pool anyway this summer, there's a sign up sheet waiting for your name.
- Fountain got a new pump in October and some plumbing was replaced in the spring.

Security – Joann Duncan

This year we had the occasion to alert homeowners to 2 thefts in our community via an email blast. We are now keeping a log for our community. In addition to thefts, we include reports of mischief and vandalism which are shared in Board meetings and in the SPLASH. If you see something suspicious, please notify the Board or Danielle Hasting so we can contact you and add the information to the log.

After many emails and texts, we learned that the TPD G.A.I.N. program has been discontinued. During our recent gathering at the pool for "Coffee with a Cop," Terry Haywood and several of her fellow officers recommended some other public resources. The first suggestion was to arrange an independent Neighborhood Watch. Another was to sign up for the Nextdoor app or the Ring app (if you have a Ring doorbell). Both sites provide information on a variety of topics and the Ring app displays a map showing the area in question.

Recently, because of prompt communication with the Security committee, an out-of-town visitor to one of our new homeowners was reunited with their backpack. A happy ending for all.

Hospitality – Joann Duncan

This year we welcomed 5 new homeowners and their families to Fountain Park. They were featured along with several other neighbors in the "Meet Your Neighbor" section of the SPLASH.

On April 22nd we celebrated our community's 40th Anniversary with a party in the park. We also organized the Annual Fountain Park Community Yard Sale which took place on October 21st.

The Hospitality Committee plans to be involved in more events in 2024 having already assisted with two gatherings. Suggestions are welcome.

ACC – Claire Callahan

The committee received 3 Architectural requests in 2023. All 3 were approval by the committee and the FP HOA Board.

There is a process to follow if a home owner wants to make an architectural change to their property that can be seen from the street. That process begins with the homeowner filling out a request form.

The Architectural review process is explained and forms are available on the Fountain Park website under the blue heading of architectural / landscaping forms. The request is to be sent first to our property manager Danielle Hastings at Paul Ash Management HOA. A copy of the request will be kept there on file. The property manager sends a copy of the request to the committee chairperson who shares it with the committee members.

We refer to the CC &R's as well as the Rules and Regulations to be satisfied that the home owners request is in compliance. The home owner will be contacted if more information is needed or if a modification is necessary for us to make a decision. Once the request is approved by the committee, the next step is to submit it to the HOA board of directors for their vote. The home owner will be informed of the date of that HOA Board meeting.

Newsletter – Sorraiyya Beheshti

The existing committee members will be resigning after this last publication. It was a pleasure preparing The Splash but it takes a lot of time.

Compliance – Stella Haggis

Stella Haggis reported there were 40 homes on the violation log and eight (8) were for lighting. Of the 32 homes, eleven (11) violations were closed as corrected and three (3) are being monitored. Most violations are corrected right away. We do a light check once per month and the property manager drives through once per month.

Recreational Amenities – Alicia Navia

There has been no activity this year even though we attempted to obtain competitive bids for the approved enhancement plan. One contractor met with us and did a site visit but never submitted a proposal.

Governing Documents – Joann Duncan

This year a committee of 6 was formed to update the Rules and Regulations section of the Governing Documents. The previous revision was completed in 2017. Since then, there have been updates to State, County and City Ordinances that required updating in order for Fountain Park to be in compliance e.g. external lighting, yard sales, etc.

During the revisions a conflict in a definition was discovered in the CCR's that required professional help to resolve and correct.

The committee met for the 11th time yesterday and we believe we are close to presenting the final document to the Board for Review.

Approval of the 2023 Annual Meeting Minutes

The 2023 Annual Meeting minutes were approved unanimously by ballots received.

Election of the Members

It was noted for the record that no owners submitted their names to the Nomination Committee to run for the Board. There are currently two vacancies on the Board of Directors.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 11:47 AM.

Respectfully Submitted,

Danielle Hasting, CMCA, AMS
Community Association Director
Paul Ash HOA Management

DRAFT