

# Fountain Park Homeowners Association

## Board of Directors Meeting

February 10, 2016

### Board Members Present

Jeff Brown, President	Present
Alice Homola, Vice President	Present
Marilyn LeRud, Secretary	Present
Mina Reeder, Treasurer	Present
Jeff Ursiny, Director at Large	Absent

### Homeowner Attendees:

See attached sign in sheet.

### Property Management:

Suzanne Giedraitis - HOA Management Solutions

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#### **I. Call to Order:**

Jeff Brown called the meeting to order at 6:38PM.

#### **II. Homeowner Forum**

Four (4) homeowners addressed the Board. One homeowner submitted two (2) Architectural requests. Another homeowner came to report he completed the painting of his home. A third homeowner requested her home be reviewed again for more specific directions regarding painting. The fourth homeowner reported car burglaries on her street, requested the board explore the use of social media, suggested alternatives to the Fountain Park paint schemes and present photos to the Board regarding her pending architectural request.

#### **III. Approval of Minutes**

**Action:** A motion was made, seconded and unanimously passed to approve the minutes from December 2015 meeting. (Homola/Brown)

#### **IV. Treasurer's Report and Approval of Financials**

No Action

Mina Reeder stated she was not able to recommend the financials for December 2015 and January 2016 be approved. She presented a Treasurer's reports for both months indicating the questions she had about each. She will be scheduling a meeting with the bookkeeper at HOA Management Solutions to review her questions.

#### **V. Manager's Report:**

A written report was submitted. A brief verbal summary presented. Jeff Brown stated he was interested in seeking a new vendor to clean the pool area and requested management obtain bids.

#### **VI. Committee Reports:**

- **Architectural Committee**

One (1) new request was submitted for review by Lot 104. The committee did not put forth a recommendation on this request as the homeowner was requesting to paint outside the parameters of the current color schemes.

**Action:** A motion was made, seconded and unanimously passed to approve the request as submitted with the addition that the cap block on the wall shall be a contrasting color. (Brown/LeRud)

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- **Compliance Committee**

Mina Reeder stated she would like to schedule an appointment with Alice Homola and the compliance officer at HOA Management Solutions. She also requested a compliance log on a monthly basis to the Board.

- **Hospitality Committee**

Marilyn LeRud stated she would like to plan an ice cream social at the pool. She selected the date May 14, 2016 and will plan for a 1:00pm start. She also stated she would review the community for new tenants and hand out the Summary of Notables. She requested Management print 50 copies of the Summary of Notables and Fountain Park letterhead for the committees use.

- **Landscape Committee**

Jeff Brown stated a new lock has been placed on the gate leading to the wash at the north end of Fountain Park Drive. The four letter combination for the lock is "j.e.r.k".

- **Splash Committee**

Mina Reeder requested input for the February Splash be submitted by February 14, 2016. She is contemplating publishing The Splash on a bi-monthly basis in the future.

- **Pool Committee**

The old pool furniture has still not been sold or donated. Anyone interested should contact Jeff Brown. Irrigation at the pool has been repaired and the grass is doing well.

- **Security Committee**

Jeff Brown stated he would like to continue to contract with F&N Enterprises for security camera monitoring and pool gate access. Several pool keys were inactivated in an effort to have all keys identified with a lot number. Homeowners should call Management if their pool key no longer works.

- **Website Committee**

No reported given.

## VII. Unfinished Business:

- **Action in Lieu of a Meeting, Architectural Request, Lot 79**

**Note:** The document was signed by all Board members present.

- **Tennis Court Gate Lock**

**Note:** The lock has been installed by Jeff Brown. If anyone wants to use the courts at their own risk they should contact Jeff Brown.

- **Basketball Court Replacement**

**Action:** A motion was made, seconded and unanimously passed to approve removal of the Basketball hoops at the park until the courts are repaired or replaced. (LeRud/Brown)

- **Survey Update for Tennis Courts Project**

No action on either item.

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**Note:** Jeff Brown stated he contacted Cimarron Circle Construction regarding ideas for these projects in the common area. He will present their ideas to the Board at the next meeting. Pima County Flood Control will have to be consulted regarding the ability to build in the park (a flood plain) as laws regarding this have changed since the tennis and basketball courts were built.

- **Street Repairs**

No action

**Note:** Jeff Brown stated he called the City of Tucson to request the community potholes be repaired and the street paved.

- **Wash Clean out**

No action

**Note:** Jeff Brown stated he called the City of Tucson to request the Ricardo Small Wash be cleared of weeds and debris.

### VIII. New Business

- **House Painting Inspection/Gravel Review**

No action

**Note:** The gravel inspection is to be done in March by HOA Management Solutions as part of their monthly inspection. The third paint review will be done in April.

- **Tax Preparation**

No action

### IX. Next Meeting: March 9, 2016

### X. Adjournment: The meeting was adjourned at 8:13PM.

Respectfully Submitted,  
Suzanne Giedraitis, Community Manager  
HOA Management Solutions  
2/11/16 Version I

Fountain Park Homeowners Association

Treasurer's Report January 31, 2016

Account Balances

Checking:	Balance sheet	\$ 40,144.74
	Checking account statement	\$ 40,221.77
Money Market:		\$105,323.60

Income - Expenses

Income:	Checking account statement	\$18,563.09
	GL Income statement	\$12,075.28
Expenses:		<u>\$15, 648.85</u>
Jan. Income – Expenses from GL Income statement:		\$(3,573.57)

Homeowner Elaine Emans and I both spent time trying to figure out the differences in income between the two reports. With the information we are given in the “full financial report” we cannot see where the difference in income information comes from.

I will be working with Kim on the discrepancies in the next couple of weeks.

Mina Reeder, FPHOA Treasurer

**Fountain Park**  
**RESIDENT SIGN-IN SHEET February 10, 2016**

Name	Address	Address the Board Yes/No	Signature
TOM SINNARD	9050 E WAVERLY	NO	Thomas Sinnard
Patty Popp	8971 E Chauncey St	Yes	Patty Popp
Mary Duerksen	9041 E. Waverly St	Yes	Mary Duerksen
Jerry Knopf	8991 E Linden St #123	No	Jerry Knopf
Rod Halvorson	8971 E. Seneca	Yes	Rod Halvorson
Diann Brown	1849 N Evelyn	NO	Diann Brown
Wendy Reed	9001 E Seneca	Yes	Wendy Reed
JAMES WATSON	9001 E Seneca	NO	James Watson

JAMES WATSON 520-406-9841 150. N Schrader Ln 85748 Tucson AZ