

**Fountain Park Homeowners Association
Board Meeting Minutes
Friday, November 18, 2022, at 1:30 p.m.
Zoom Virtual Meeting**

Present:

BOARD:

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

OWNERS:

Paula Ganson
Barbara Lehmann
Joann Pichurko-Duncan

Staff:

- X Christy Johnson**, Manager Associate

Independent Contractor

- X Sarah Morrison**, Meeting Minutes

Sorraiyya Beheshti
Dario Navia
Susan Brazie

I. Call to Order

A quorum being established, the meeting was called to order at 1:31 p.m. by President Alicia Navia.

II. Approval of Minutes

A motion was made and seconded (Ochse/Steffens) to approve the October 19, 2022, Board Meeting minutes as presented. Motion passed.

III. Financial Report (*Ann Ochse*)

Financial Report for October 2022

According to bank statements, Fountain Park Homeowners' Association had \$71,222.12 in the operating account and \$177,755.01 in the reserve account, for a total of \$248,877.13. This is an increase of \$5,341.63 over September balances.

- Administrative expenses were under budget projections for the month in the amount of \$901.39. Lower expenses were primarily due to a decrease in legal fees and postage.
- Total maintenance expense was under budget for the month by \$361.05 caused by a decrease in pool service cost as well as there being no monthly general maintenance expense.
- Utility expense was under budget for the month by \$149.70. Overall, utility expenses have been under budget projections for the year by \$1,818.11

According to the bank statement, the amount Fountain Park paid out for expenses, less the reserve transfer, was \$6,074.98. Our operating account net income, that is income minus expenses according to the bank statement for the month of October, is \$5,390.73.

The reserve bank account has an ending balance of \$177,755.01. The monthly \$3,485 transfer from operating was made on October 20, and the reserve account earned \$50.76 in interest. No expenses were paid out of the reserve during the month.

IV. Reports

A. Landscaping (C. Callahan)

- Picnic tables/benches and playground swings refurbishing proposals
 - Waiting for more bids to come in, tabled until December meeting.
- Memorials in the park
 - Claire received a request from Paula, a community member, that she would like to plant a mesquite in her late husband's memory in the Community Park. Martin from Land tamers walked the park with Claire to find a good spot with irrigation.
 - The Board would like to create a Memorial Request Form and create a process for such requests in the future.
 - The ACC committee will create a procedure and request form.

A motion was made and seconded (Ochse/Lovelady) to approve the memorial planting of a mesquite with plaque in the park.

- Landtamers continues to do a great job.
- Horn pest management – Squirrel contract for 1/23-8/23 for \$8,664.00 if paid in full. Includes 5% discount. Pest control contract for ants around the pool area and park paths for \$855.00 if paid in full. Includes 5% discount.

A motion was made and seconded (Navia/Callahan) to approve payment in full of Horn Pest Management squirrel contract and pest control contract to begin January 2023. Motion passed.

B. Pool (A. Navia)

- Pool heater was turned off the first week of November, officially ending swim season.
- Restrooms remodeling proposals – tabled for December meeting
 - Waiting for additional bids.
 - Ann Ochse requests bids to be itemized
- Pool gate rewiring proposals
 - We have received one bid from Integra, we would like additional bids however most companies will not service other companies wiring since it's considered a maintenance item.

A motion was made and seconded (Ochse/Callahan) to approve Integra's rewiring proposal of \$2071.35. Motion Passed

- Restrooms and pool area cleaning service proposals – Tabled.
 - Waiting for additional bids.

C. Security (A. Navia for J. Steffens)

- Garage lights need to be in working condition and functioning at night. They are the only streetlights for our community.
- Ann Ochse wanted to inform the board that the west entrance is very dark at night. Dario informed the Board one light is out and needs to be replaced. After the light has been repaired if the entrance is still dark the board will look into solar lights.

D. Hospitality - Sue

- We are waiting for new homeowners to come into the community, but we are ready to greet them.

E. Governing Docs Revision (J. Dalton)

- Committee to revise Rules and Regulations
 - The final approved version has been sent to CJ for upload on the Fountain Park Website.

F. ACC (A. Ochse, C. Callahan)

- Nothing to report

G. Newsletter (S. Beheshti)

- Reports due to Sorraiyya Beheshti by 5pm on Sunday, November 20

H. Compliance (M. Lovelady)

- None

I. Recreational Amenities (A. Navia)

- Contractor proposals
 - We've received one bid. Waiting for additional bids.
 - Tabled until January in hopes of having an in-person community meeting at the park to inform homeowners of current challenges related to cost and contractor availability.

J. Nominating committee (C. Callahan)

- Terms for members of the board are 2 years.
- Voting will be held electronically, and paper ballots will go out to those without email.
- The Annual Meeting will be held February 11, 2023, at 10:00am.

A motion was made and seconded (Navia/Callahan) to approve the Annual Meeting date of February 11, 2023, at 10:00am. Motion passed

K. Management (Christy Johnson)

Fountain Park Homeowners Association
Homeowner Resale Report
Escrow Date: 10/1/2022-10/31/2022

11/15/2022

New Account #	New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
100200311	Patriot Properties, LLC	1933 N. Fountain Park Dr.	31	Juan O'Brien	10/20/2022	10/13/2022

October 2022 Financials

Operating account: \$ 70,010.12
Reserve Account: \$ 178,555.01
Total Assets: \$ 248,565.13

Exceptions to September Financials:

Expenses

Administrative Expenses: Under budget by \$901.39. Postage and copies under budget \$75.00. Legal fees are under \$833.33.

Maintenance Expenses: Under budget by \$361.05. This is due to pool service being \$115.25 under budget and no maintenance and repairs being needed.

Utilities: Under budget by \$149.79. Gas was under budget by \$93.11.

Total Operating Expense for October is \$6,472.43. Under budget YTD by \$16,665.13

Reserve Contribution is \$3485.00

Reserve Expense – There were no Reserve Expenses October.

ARC – None

V. New Business

A. Time limits for owner comments: AZ Statutes 33-1804

A motion was made and seconded (Ochse/Navia) to set a 5-minute time limit for homeowner comments, if a homeowner needs more time or has a presentation for the board, they need to inform Pinehurst or Board members ahead of time. Motion passed

VI. Owner Comments

Barbara Lehmann – I request that PPI and the Board send an email to the community about atrium doors that exit to their neighbors' properties. Atrium doors should only be opened in the event of an emergency. Ms. Lehmann agreed to email Pinehurst and provide language for the email to the community.

Joann Pichurko-Duncan – I would like to suggest hand delivering information in the form of a flyer to homeowners about the upcoming board election with the positions available, their responsibilities, and who to contact.

Dario Navia– I propose the board create a Fountain Park Youtube channel where we can upload board meetings and other informational videos.

VII. Next Meeting

A. Thursday, December 15, 2022, 6:30 via Zoom.

A motion was made and seconded (Ochse/Callahan) to approve moving the next board meeting date to Thursday, December 15 at 6:30pm. Motion passed

VIII. Adjournment

- **There being no further items of business, the meeting adjourned at 3:12 p.m.**

	Term Ends	Phone	Cell	Email
Alicia Navia , President	2023		614-507-4067	Ainavs319@gmail.com
Clarie 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	abramsm@gmail.com