

Fountain Park Homeowners Association
Board of Directors Meeting Minutes
Date: Wednesday April 12, 2017

Board Members Present

Jeff Brown, President	Absent
Paul Earls, Vice President	Present
Barbara Lehmann, Secretary	Present
Kate Avery, Treasurer	Present
Beau Alexander, Director at Large	Present

I. Call to order

Paul Earls called the meeting to order at 6:33 pm

II. Homeowner Forum (topics/concerns as follows)

- A. Numerous homeowners present addressed the board to express concern regarding the Board of Directors Business meeting held to replace the current HOA management company.
- B. Homeowners express support for D&G Landscaping services under consideration for termination due to improper licensure. Dan Lowther, President of D&G spoke to the group regarding the services he has provided.
- C. Critter control
- D. Pool – need to replace toilet with low flow; need to replace/repair exhaust fan
- E. Concerns about crime were expressed. Requests were made to publish neighborhood crime incidents in the Splash. There was some interest in reactivating Neighborhood Watch with TPD.
- F. Wrightstown Ranch illegal dumping next to the park should be addressed
- G. A homeowner asked what size party requires a permit at the pool.
- H. A homeowner reported there are 3 hornet nests on the ramada.

III. Approval of Minutes

Paul noted a correction should be made to the February 8, 2017 minutes Landscape Committee report. Corrected noted by Suzanne Giedraitis.

Action: A motion was made, seconded and unanimously passed to approve the February 8, 2017 and the March 8, 2017 meeting minutes (Kate/Paul)

IV Treasurer's Report and Approval of Financials: Kate Avery reported that at March 31, 2017 the Operating Account is \$39,093.45 and the Reserve Account is \$149,674.34 for a total of \$188,767.79.

V. Manager's Report

- Pool deck repairs inadvertently covered the auto fill and the handicap lift mechanism – these need to be uncovered

VI. Committee Reports:

Architectural – Roof solar panels requested by Lot 38 was supported by surrounding neighbors, and approved by Architectural Committee.

Newsletter & Website – Kate has been talking with Donna Rainville about creating a new website. There will be a \$750 design fee. A request was made for a website that will automatically send email notifications to subscribers (i.e., WordPress).

Action: A motion was made, seconded and unanimously approved to proceed with creating a new website (Kate/Beau)

Pool – A party is scheduled for April 25, 2017.

Security – Paul will follow-up with the City of Tucson Ward 2 office re covering the paved wash with material to discourage skateboarders

Landscape – Fountain repairs – Beau is following up on the repairs needed.

Compliance – On March 17th Barbara went on an initial ride-along with Eric from HOA Mgmt Solutions. The next ride-along is scheduled for April 19th.

Hospitality – Barbara has not yet made contact with new homeowners. No dates have been scheduled for the next social at this time.

Old Business

- Park amenity committee (Board) the Committee will collect 3 bids. With a budget of \$60,000-\$75,000, the tennis court will be replaced with a Sports Court, the dimension of a doubles tennis court, so multiple sports choices would be available.

New Business

Ramada painting - needs to be done prior to doing the cool deck repairs. Jeff has bids for the roofing, which needs to be completed before proceeding with the other tasks.

Pool alarm on gate – F&N needs to be contacted

Next meeting will be held on May 10, 2017 6:30pm at the Ward 2 Council Office.

A motion to adjourn the meeting was made, seconded and unanimously approved (Beau/Barbara)

Meeting was adjourned at 7:56pm

Respectfully submitted,
Barbara Lehmann, Secretary