

**Fountain Park Homeowners Association**  
**Board Meeting Minutes**  
**Thursday, September 21, 2022 at 6:30 p.m.**  
Zoom Virtual Meeting

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***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

**Staff:**

- X **Christy Johnson**, Manager Associate

**Independent Contractor**

- X **Joan Groom**, Meeting Minutes

**OWNERS:**

**Judi Dalton**  
**Kara Scott**  
**Barbara Lehmann**  
**Joelle Coffman**  
**Carol West**

**Sorraiyya Beheshti**  
**Dario Navia**  
**Michael Marshall**

**I. Call to Order**

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A quorum being established, the meeting was called to order at 6:44 p.m. by President Alicia Navia.

**II. Approval of Minutes**

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**A motion was made and seconded (Ochse/Callahan) to approve the June 15, 2022 Board Meeting minutes as presented. Motion passed.**

**III. Financial Report** (*Ann Ochse*)

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August 2022 Financials

According to bank statements, Fountain Park Homeowners' Association had \$69,218.93 in the operating account and \$170,705.98 in the reserve account, for a total of \$239,924.91. This is an increase of \$11,905.93 over May funds which was our last reporting period.

- Income for August was slightly over budget projections with an increase of \$270.69, due largely to title transfer fees on homes sold. This was a trend in both June and July. Title transfer fees have increased our income to date by \$300.75, despite a small loss in dues income.
- Administrative expenses were under budget projections for the month by \$946.41. Lower expenses were primarily due to a decrease in legal fees and postage. These expenses trended lower in June and July for the same reason.
- Total maintenance expense was over budget for the month by \$84.58 due to an increase in pool supplies, an unbudgeted item. Our maintenance expenses were also under budget in June, but over budget in July due to tree trimming expense. Overall, we remain \$8,235.07 under yearly budget projections in maintenance. However, there are some areas of maintenance that are upcoming, like the pool gate repair.
- Utility expense was under budget for the month by \$191.09. Utility expenses have been under budget projections in both June and July. Overall, utility expenses have been under budget projections for the year by \$1,585.20.

According to the bank statement, the amount paid out as expenses, less reserve transfers, for August was \$7,594.84. Our operating net income according to the bank statement, income minus expenses, for the month of August is \$4,781.05 resulting in a net gain. Bank statements from both June and July also indicated net gains in funds.

The reserve bank account has an ending balance of \$170,705.98. The monthly \$3,485 transfer from operating was made on August 22. In addition, \$30,000 was transferred from operating into reserve in June 2022, at the request of the HOA Board, because these funds were not transferred at the end of fiscal year 2021. Interest income from the reserve account was \$28.81 in August. Checks to Roof Coating Specialists in the amount of \$800.00 and to Facelift Painting in the amount of \$2,375.00 cleared the account. Pinehurst is requested to move the \$800 charge out of the reserve account and into maintenance, since it is roof maintenance. Only \$2,476.52 has been spent to date on recreation improvements from the reserve.

2023 Budget meeting scheduled for October 12 at 2 PM. An email and Zoom link will be sent out.

#### **IV. Reports**

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##### A. Landscaping (*Claire Callahan*)

- Landtamers crew has been removing mesquite pods and weeds. Over the past 2 weeks, they have trimmed up the island and the fountain area. Our park is looking good as well as the area along Wrightstown Rd. They spent a lot of time trying to fix the leaks in the irrigation system. Three of 5 recently-planted mesquite trees are looking good; two were struggling, but are better with irrigation fix. Three of the 4 wolfberry plants are doing well.
- The picnic tables and benches need to be refurbished by sanding and staining, and chains on playground swings have lost protective coating and need to be replaced. It's a handyman project and Christy will contact handymen once again to get the projects completed. Landscapers bid for winter rye overseeding – we have declined winter rye in the past because of water required and other plans for that area.

**A motion was made and seconded (Callahan/Ochse) to decline winter rye installation proposal from Landtamers. Motion passed.**

##### B. Pool (*Alicia Navia*)

- Pool has been well attended and enjoyed. One of our water testers is moving so we could use another volunteer.
- Water temperature is adequate (83 degrees), but the heater will probably need to be turned on soon.
- Garage Floors Coatings repair of ramada floor continues to be unresolved. Christy will follow up tomorrow.
- Seek restrooms remodeling proposals
  - Christy will pursue bids from handymen.
- Seek pool gate rewiring proposals
  - The gate malfunctioned twice during the summer, but is working now. There was discussion on whether to get bids to upgrade wiring or wait until it breaks down again.

**A motion was made and seconded (Callahan/Navia) to get bids for pool gate wiring repair. Motion passed.**

C. Security (*John Steffens*)

- John reported a car was broken into last month. Please don't leave cars unlocked and make sure outside lights work. And there was also a trespasser at the pool.

D. Hospitality (*Kara Scott*)

- There were 4 new owners but one was already living in the neighborhood. They've greeted the other three.
- Kara and Andy are stepping back from being neighborhood greeters, which they have enjoyed very much. She will write an article for the newsletter describing what greeting new owners entails.

E. Governing Docs Revision (*Judi Dalton*)

- CC&Rs Approved
  - Summary on website needs to be updated. Judi would prefer separate paragraphs for CC&Rs and Rules and Regulations. Committee will present a summary of CC&Rs for the next meeting.
- Rules & Regulations last revised in 1990.
  - Alicia brought up policy on political signs. Christy mentioned there was a new law recently, which Judi will research.

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

Lot 75 – Action in Lieu of Meeting: approval of solar installation.

G. Newsletter (*Sorraiyya Beheshti*)

- Reports for the September *Splash* edition are due to Sorraiyya by 5 PM Sunday, September 25. Please send in a timely manner.

H. Compliance (*M. Lovelady*)

- No report.

I. Recreational Committee (*Alicia Navia*)

- The HOA made final payment to Novak Environmental in July and we now own the plans for the recreation area. Plans will be posted on the website.
- Contractor bids
  - Dario has contacted two contractors so far and will get two more bids.

J. Management Report (*Christy Johnson*)

In Escrow

6/1/2022-8/31/2022

Escrow Date:

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
Carolyn Diehl	8992 E Waverly St	132	Richard & Michal Allen	8/12/2022	8/5/2022

Lynn Breackneridge Mark & Daphne	1914 N Ranch Dr	79	Kevin C & Carol N Sontheimer Glen or Ralene	7/29/2022	7/25/2022
Evenchik Mark & Esperanza	1872 N Ranch Dr 1865 N Fountain Park	83	Hiscox	7/18/2022	7/7/2022
Forrester	Dr	26	Phyllis Hughes	9/2/2022	7/29/2022

**August 2022 Financials**

Operating account: \$ 69,218.93  
 Reserve Account: \$170,705.98  
**Total Assets: \$239,924.91**

**Exceptions to August Financials:**

**Expenses**

**Administrative Expenses: Under by \$946.41.** Postage and copies under budget by \$74.80. Legal fees are under \$833.33.

**Maintenance Expenses: Over budget by \$84.58.**

**Utilities: Under budget by \$191.09.** Water was under budget by \$114.70.

**Total Operating Expense for August is \$6,991.74 Under budget YTD by \$14,917.02.**

**Reserve Contribution is \$3485.**

**Reserve Expense: \$2,375 was paid to Facelift Painting for balance for painting the monument walls, perimeter wall along Wrightstown and pool wrought iron.**

**ARC**

- Lot 75 – Solar – Approved
- Lot 78 – Cement Walkway - Approved
- Lot 134 – Exterior Painting - Approved

**V. Old Business**

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- None

**VI. New Business**

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- October Community Yard Sale
  - Board is in favor of a community yard sale this year and scheduled it for October 29 from 8 a.m. – 1 PM. A homeowner had volunteered to put up signs. Advertising on Facebook Market Place, Next Door and Craig’s List was suggested.
  - 5<sup>th</sup> anniversary of little free library – Afternoon get together to celebrate the library and make it a Halloween venture if people want to dress up. Board agreed to support the event and provide beverages and cookies – 3-5 PM in the park area.
  - Melissa will coordinate the two events.
- 40<sup>th</sup> Anniversary of FP neighborhood celebration
  - Carol West, Ann and Claire have done some research. Carol would like to form a committee to work on a celebration for next April, 2023. Board will support the event. Carol has written an article for the Splash.
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- Attorney for HOA
  - Discussed in Executive session
- Nominating Committee (Claire Callahan)
  - Election will take place at the end of January and be announced at the Annual Meeting in February.
  - There will be 3 board positions open.

**VII. Owner Comments**

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- Carol reported a car passing her in the middle lane as she was about to turn into FP. Alicia asked Christy to ask the city to install something so cars can't pass there. John said the city won't allow it as the middle lane is for emergency vehicles.
- Michael Marshall complained about speeding on Ranch and suggested posting signs. He will call the city and an email will go out to homeowners to keep speed down. Ann agrees with Michael and suggested a 4-way STOP sign at Ranch and Waverly would slow people down.
- Kara asked about ownership of the easement strip. Christy has been unable to determine ownership. Carol West thinks it's the county. Dario reported the owners' responsibility ends at the wall.

**VIII. Next Meeting**

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October 19, 2022 Meeting at 6:30 p.m. via Zoom  
 October 12, 2022 Budget meeting at 2 PM via Zoom

**VIII. Adjournment**

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- **There being no further items of business, the meeting adjourned at 8:06 p.m.**

	Term Ends	Phone	Cell	Email
<b>Alicia Navia</b> , President	2023		614-507-4067	Ainavs319@gmail.com
<b>Claire Callahan</b> , Vice President	2023		520-296-7653	clairecallahan@hotmail.com
<b>Ann Ochse</b> , Treasurer	2022		520-678-1382	annochse@msn.com
<b>Melissa Mora-Lovelady</b> , Secretary	2022		520-250-6520	mluvlady@gmail.com
<b>John Steffens</b> - Director	2022		808-230-1294	abramsm@gmail.com
<b>Christy Johnson</b> , CMCA, AMS		298-2146		<a href="mailto:christy@pinehurstproperties.net">christy@pinehurstproperties.net</a>