

Fountain Park Homeowners Association  
Board of Directors Meeting  
Virtual – Via Zoom  
September 20, 2023

**Present:**

Alicia Navia, President  
Claire Callahan, Vice President  
Joelle Coffman, Secretary  
Joann Duncan, Treasurer  
Stella Haggis, Member at Large  
Danielle Hasting, Community Manager, Paul Ash HOA Management

**Call to Order:**

The meeting was called to order at 6:35 PM by Board President Alicia Navia.

**Meeting Minutes:**

The Board reviewed the minutes from the June 21, 2023 meeting.

**MOTION was made by Joelle Coffman to approve the minutes, as written; seconded by Alicia Navia. Motion carried unanimously.**

Joelle Coffman reported that the current website does not have a password protected section for owners only. There are a few options including:

- Through the current website but only the home page could be protected.
- Through Paul Ash's portal at a cost of \$50 per month.

**MOTION was made by Joelle Coffman to password protect the main page of the Fountain Park website and to add the community contracts; seconded by Alicia Navia. Motion carried unanimously.**

**Financial reports:**

Joann Duncan shared the July and August financial reports. Expert Management failed to make monthly transfers from the operating account to the reserve account and the account is now 8 months behind. Joann made a recommendation to resume making monthly reserve transfers beginning in October and for the Board to consider increasing insurance coverage.

**MOTION was made by Joelle Coffman to make a catch up payment to transfer to the reserves; seconded by Claire Callahan. Motion carried unanimously.**

Management will reach out to insurance agents for competitive bidding the next policy year.

Management will be sending investment options to Joanne Duncan so she can make a recommendation to the Board for consideration.

As part of the transition, late fees and interest was suspended for past due accounts or late payments. The Board agreed to resume enforcement of the Collection Policy beginning with the October assessment.

**Landscape Committee:**

Claire Callahan read Shelly Mueller's report summarizing:

- Landtamers continues to work hard on their service day Wednesday to keep the property clean and the walkways clear. They are currently short staffed and there are only two crew members vs the three which has impacted what they can accomplish on their service day. Contract is for three and is a topic of discussion with the Committee.
- Irrigation remains an issue. Landtamers has been quick to repair leaks and broken valves as they come up.
- The Landscape Committee is also short staffed and would like to see at least 1-3 more volunteers. Meet once per month on Wednesday with the Landtamers crew and email a report to the committee.
- DJ from Landtamers sent a crew out to clear the smaller branches. There is still cleanup that will be completed on Friday for one of the Palo Verdes and an Ironwood tree.
- Horn Pest Management is merging with Universal Termite and Pest Control and sent an updated contract for squirrel control for 2024.

**MOTION was made by Claire Callahan to approve the updated squirrel treatment; seconded by Alicia Navia. Motion carried unanimously.**

- The existing irrigation system continues to spring leaks which then need repair and is incurring costs. The Board has been asked to consider obtaining bids to replace the system.

**MOTION was made by Alicia Navia to begin the bidding process to overhaul/replace the existing system with a new system; seconded by Joann Duncan. Motion carried unanimously.**

The Board reviewed the proposal from BrightView in the amount of \$2880 which includes corrective pruning of four (4) mesquite trees and (2) palo Verde trees and removal of a mesquite stump. The wood will be made available to the residents. The work is scheduled for September 27, 2023.

**MOTION was made by Claire Callahan to approve the proposal; seconded by Alicia Navia. Motion carried unanimously.**

Joelle Coffman reported there is a form on the website where residents may donate trees to the community. There are five options on the form. The committee met and reviewed this list. The recommendation from the committee to the board is to:

- Delete Blue Palo Verde due to concerns that it drops too many branches (This may be due to water stress from the dropping water table in Tucson).
- Add Red Push Pistache - non native but drought tolerant.
- Add Netleaf Hackberry - native, low water use.
- Both additions are listed by TFT.

**MOTION was made to update the list of trees by deleting the Blue palo verde and adding the Red Push Pistache and NetLeaf Hackberry; seconded by Joann Duncan. Motion carried unanimously.**

**Pool:**

Alicia Navia reported that regular usage continues.

- Water temperature has been high lately at 90 degrees. With the lower evening temperatures, the heater will be turned on in the near future.
- Pool contractor has been maintaining the pool crystal clear and with balanced chemicals.
- Committee revised and updated the Pool Party form available on the website. There was a pool party that took place in August.
- The fountain has had some issues over the summer due to excessive heat including algae bloom and storm debris clogging the filter. Today, there was a large break in the plumbing. The plumber was not able to make the repair since it was a large break at the joint. He will be back tomorrow to repair it.

**Security:**

Joann Duncan reported there were some thefts over the summer.

Sue Brazie reported:

- TPD was contacted regarding the GAIN meeting. The schedule has not been announced yet but will update when the date has been set, likely in October.
- Neighborhood Watch information was compiled. Will be meeting with Sergeant Gary Parrish to determine what is needed if the community was to pursue a Neighborhood Watch. Due to liability issues, the Watch can not be sponsored by the HOA.

**Hospitality:**

Joanne Duncan reported the following:

- Met new owners who moved in across the street
- Assisted with downed trees

**Architectural Control:**

Claire Callahan reported the following:

- Received a request from lot 107 to add rain gutters and downspouts to the home. The Committee recommended the Board approve the application.

**MOTION was made by Claire Callahan to approve the application, as submitted; seconded by Joann Duncan. Motion carried unanimously.**

**Newsletter:**

Sarraiyya Beheshti requested all articles be submitted by September 24, 2023.

**Compliance:**

Stella Haggis reported the monthly inspection was done on August 31, 2023 and was right after one of the larger storms. There were not many new violations or anything major. The garage light audit is now down to only one garage light that needs to be replaced.

**Recreational Amenities:**

Alicia Navia reported that KAPCON did a site visit on August 17<sup>th</sup> and stated he would submit a proposal prior to the meeting. Unfortunately, we have not received a proposal yet. Two other contractors were not interested in the project. Danielle has reached out to an additional two contractors.

### **Governing Documents**

Joann Duncan reported that the Committee has met five (5) times so far and has completed about 90% of the task. They are close and will send to the Board for review when completed. There are two upcoming meetings: one in October and one with Dunn Edwards to look at paint colors.

She also reported that one section of the bylaws references a different section that doesn't exist.

**MOTION was made by Joann Duncan to approve a Scrivener's Error amendment to remove reference to section 4.17 from section 4.15; seconded by Joelle Coffman. Motion carried unanimously.**

### **Fountain Park 40<sup>th</sup> Anniversary:**

Judi Dalton reported that the final draft of the Fountain Park history was sent to the Board for review. There are many sections including then and now, anecdotes, as well as general history.

**MOTION was made by Joelle Coffman to add the document to the Fountain Park website; seconded by Claire Callahan. Motion carried unanimously.**

### **Management**

Danielle Hasting reported the following:

- Worked with residents on their balances, with questions related to violation letters, updating their accounts, etc.
- Prepared Action In Lieu to document Board approvals between meetings.
- Worked with accounting department to make sure all vendors are caught up and current
- Completed compliance tour on August 31<sup>st</sup>. Most recent light check only reported one issue.
- Sent RFP to various contractors for the common area improvement project.

### **New Business**

#### **Ratification of Action in Lieu**

The Board noted there were three Action In Lieu decisions made that need ratification for the record:

- Lot 87 ACC Request
- Trimming two trees - \$1,680
- Park Storm Damage Cleanup - \$1,407

**MOTION was made by Alicia Navia to accept and ratify the three Action in Lieu decisions; seconded by Joelle Coffman. Motion carried unanimously.**

#### **Pedestrian traffic/Erosion Control at North Park Border**

Dario presented a specific type of wire fencing that would be in compliance with Pima County restrictions. Discussion ensued regarding the proposed new fencing, Pima County restrictions, and the current state of the north park border as well as potential liability issues with the fencing in question.

- The county has set out requirements for fences in the Floodplain. <https://rfcd.pima.gov/rules/pdfs/tech005.pdf>
- A Floodplain Use Permit (FPUP) may be required. Dario Pohl to investigate and report back to the Board in November.

**Community Yard Sale**

The Board agreed to set the Community Yard Sale for Saturday, October 21, 2023 from 7:00 AM to 2:00 PM. The Hospitality Committee will place signs at mailboxes on that Saturday and will also advertise on Next Door. An article will also be placed in the Splash.

**Owner Comments:**

None at this time.

**Next Meeting:**

The next meeting has been scheduled for October 18, 2023 which is the Budget meeting.

**Adjournment:**

There being no further business to discuss, the meeting was adjourned at 8:18 PM.

Respectfully Submitted,

Danielle Hasting  
Community Association Director  
Paul Ash HOA Management

DRAFT