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**Fountain Park Homeowners Association**  
**Meeting Minutes**  
**Wednesday, September 13, 2017 at 6:30 p.m.**

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**Present:**

**Board:**

<u>X</u>	<b>Jeff Brown</b> , President
<u>X</u>	<b>Paul Earls</b> , Vice President
<u>X</u>	<b>Kate Avery</b> , Treasurer
<u>X</u>	<b>Barbara Lehmann</b> , Secretary
<u>X</u>	<b>Beau Alexander</b> , Member at Large

**Staff:**

<u>X</u>	<b>Donna Wood</b> , Pinehurst Properties
<u>X</u>	<b>Donna Rainville</b> , Meeting Minutes

**Residents:**

<u>X</u>	<b>Dianna Alexander</b> , Lot 34
<u>X</u>	<b>Judi Dalton</b> , Lot 159
<u>X</u>	<b>Darlene Earls</b> , Lot 59

<u>X</u>	<b>Kay LaPlante</b> , Lot 13
<u>X</u>	<b>Michael Vattbauer</b> , Lot 26

Quorum was established and the meeting was called to order at 6:35 p.m.

**I. Minutes Review** (Barbara Lehmann)

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- **A motion was made and seconded (Avery/Earls) to approve the August 9, 2017 Board Meeting Minutes as presented. Motion passes unanimously.**
- The August 24, 2017 ***Action Taken Without a Meeting*** is hereby recorded where the Board unanimously agreed to change landscape maintenance companies, from the *Groundskeeper* to *LandTamers*, effective September 25th.
- The August 28, 2017 ***Action Taken Without a Meeting*** is hereby recorded where the Board unanimously approved replacing the remaining three skimmers at a cost of about \$4,756.38 to minimize the water bill and avoid the delay and expense of searching for other leaks by *American Leak Detection*.

**II. Treasurer's Report** (Kate Avery)

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- Kate Avery reviewed the August Financial Report as follows:
  - Operating Account is \$28,259
  - Reserve account is \$134,784
  - Total Assets are \$163,043
  - \$11,954 Income, \$7,936 Operating Expenses for a \$4,018 Net Gain.
- Donna Wood noted that while utilities are over budget in August, the water bill is more in line with the budget.
- **The Financial Report was approved as presented.**

**III. President's Report** (Jeff Brown)

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- Jeff Brown reported he will forward maps he received to illustrate the Camino Seco under construction in October. Recall that 40% of Prop 101 funding is dedicated to road repairs.

**IV. Committee Reports**

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**Architecture Control Committee** (Kate Avery)

- Kate reported two requests this past month that the committee recommended for approval.

- **A motion was made and seconded (Brown/Lehmann) to approve the solar installation for Lot 161. Motion passes.**
- **A motion was made and seconded (Avery/Brown) to approve the Lot 2 paver installation project. Motion passes.**

**Landscaping Committee** (Beau Alexander)

- Beau Alexander reported the last day the *GroundsKeepers* will provide service to the community is Monday, September 18th. *LandTamers* will begin service September 28th and will regularly service the community on Wednesdays. Despite numerous attempts to remedy issues, *GroundsKeeper's* service and management was unsatisfactory.
- Tree service removed microburst storm damage already. Dead wood from 22 trees was removed.
- With some of the recent monsoons we had some trees come down that needed to be taken out. A mesquite tree that was partially "uprooted" at the south end of the parking lot and will be removed by *Branching Out* this week!

**Newsletter Committee** (Beau Alexander)

- Beau reported fewer copies of the newsletter were needing to be left at the pool since several copies remained in the box from the prior edition.

**Pool Committee** (Jeff Brown)

- Jeff reported that two skimmers were replaced. Handrail covers still need to be replaced and the drywall hole repaired. The area is cleaned twice weekly.
- Donna W. noted that since two skimmers needed replacement for underground water leaks, the Board approved replacing the remaining three skimmers at a cost of about \$4,756.38 to minimize the water bill and avoid the delay and cost of searching for other leaks by *American Leak Detection*. Work is scheduled for Thursday, September 14th and the pool will be closed for 2-3 days.
- It was noted that a wrought iron table in front of pool has a loose leg which will be repaired.

**Hospitality Committee** (Barbara Lehmann)

- Barbara reported that there was a Waverly Street neighborhood watch meeting held at her home on August 23, 2017 with Board representation present and that all Waverly Street residents and a representative from all other streets invited to attend.

**Security Committee** (Paul Earls)

- Paul Earls reported *Integra Custom Systems* installed the security cameras in August. It was noted that some of the park area can be monitored by the cameras. There is still some tweaking and tutoring scheduled.

**Website Committee** (Beau Alexander)

- Beau reported the website [www.fountainparkhoa.org](http://www.fountainparkhoa.org) is up and inquired if anyone had comments or questions.

**V. Property Manager's Report** (Donna Wood)

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**New Owners**

- Donna W. reported William & Sarena Rivera close escrow on Lot 126 September 27.

**Compliance Committee**

- The *Pinehurst* non-compliance report will be emailed to the Board.

### **Sports Court**

- *Pinehurst* continues to seek a bid from *Elite Sport Builders* from Phoenix since they seem to be the most viable company to do the job correctly. Other companies to submit proposals are also being sought.

### **Entrance Signage**

- Community signage was tabled until the 2018 Budget preparation and review.

### **Ramada Repair**

- Donna W. reported that *Roof Coating Specialists* issued a \$100 refund on roof work since the clean-up was insufficient. B. Alexander picked up the branch trimmings and *Roof Coating Specialists* returned to replace lights.

### **Lester Road Repair**

- During the recent storms, Lester Road was washed out at the Ricardo Small Wash. The Board and Pinehurst emailed the Ward 2 office initiate immediate, temporary repair. The street is now drivable. Once the monsoon is over, the City will make more permanent repairs.

## **VI. Old Business**

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### **Pest Management**

- *Horn Pest Management* began an intensive CO<sub>2</sub> saturation of the underground tunnels and we have already seen an improvement in the number of rodent holes as well as activity in the park. The goal is to create such reduction in the rodent population that it will no longer be considered a desirable place for them to live!

### **Little Free Library**

- Some owners are enthusiastic but we need to register the library. Barbara will bring further details regarding registration for the next meeting. A design and location within Fountain Park also needs to be approved.

## **VII. New Business**

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### **Illegal Use of Common Area "A"**

- *Copper Rose Community Management* for neighboring Wrightstown Ranch HOA was contacted regarding the unauthorized use of their Common Area A and the violation of the City of Tucson use code. They were asked to clean up the landscape debris.
- *JC Land Management* (a landscape maintenance company) have apparently been using it as their dumping ground adding lots of tree debris after the recent storms.

### **Border Erosion**

- **Since this item is low on the priority list, a motion was made and seconded (Brown/Avery) to table the issue until next year. Motion passes.**

### **Community Yard Sale**

- A date was set for the community yard sale: Saturday, October 21, from 7:00 a.m. to noon.

## **VIII. Future Meetings**

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- Board Meetings are held on the second Wednesday of every month at the *Eastside City Hall* located at 7575 E. Speedway Blvd. The next meeting will be:
  - **October 11, 2017 at 6:30 p.m.**
  - November 15, 2017 at 6:30 p.m.
  - December 13, 2017 at 6:30 p.m.

## **IX. Adjournment**

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- **There being no further items of business, a motion was made and seconded (Brown/Avery) to adjourn the meeting at 7:33 p.m. Motion passes.**

## **Board Members**

<b>Name</b>	<b>Term Ends</b>	<b>Phone</b>	<b>Email</b>
Jeff Brown, President	2018	751-9704	<a href="mailto:jl_b_designs@att.net">jl_b_designs@att.net</a>
Paul Earls, Vice President	2019	885-3086	<a href="mailto:darandpaul@aol.com">darandpaul@aol.com</a>
Kate Avery, Treasurer	2019	612-5707	<a href="mailto:kateavery@comcast.net">kateavery@comcast.net</a>
Barbara Lehmann, Secretary	2019	237-2140	<a href="mailto:bhlehmannaz@cs.com">bhlehmannaz@cs.com</a>
Beau Alexander, Member at Large	2018	885-1711	<a href="mailto:bjalexander2@centurylink.net">bjalexander2@centurylink.net</a>
Donna Wood, Management Agent		298-2146	<a href="mailto:Donna@pinehurstproperties.net">Donna@pinehurstproperties.net</a>