

**Fountain Park Homeowners Association
Board Meeting Minutes
Wednesday, July 14, 2021 at 6:30 p.m.
Zoom Virtual Meeting**

Present:

BOARD:

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

Staff:

- X Donna Wood**, Managing Associate

Independent Contractor

- X Joan Groom**, Meeting Minutes

OWNERS:

Gowher & Sorraiyya Beheshti
Kara Scott
Joelle Coffman
Mike

Carol Decker
Dario Navia
Karen Plemons

I. Call to Order

A quorum being established with 4 members present, the meeting was called to order at 6:30 p.m. by President Alicia Navia.

II. Approval of Minutes

A motion was made and seconded (Navia/Reeder) to approve the June 9, 2021 Board Meeting minutes as amended. Motion passed unanimously.

III. Financial Report (*Ann Ochse*)

As of June 30, 2021, FPHOA had \$80,789.84 in the operating account and \$111,180.06 in the reserve account, for a total of \$191,969.90.

- Income for the month was again over budget by \$403.54, due to NSF fees as well as two title transfer fees in the amount of \$100 each. We currently show \$1,290.17 in excess of expected income.
- Administrative expenses were slightly under budget by \$93.53. They remain under budget for the year by \$1,103.86. Legal expenses were over slightly budget for the month and will continue to be over budget because of the revisions. Postage and copy fees are significantly under budget because most business has been conducted online with email attachments.
- Total maintenance expense remains under budget for the year by \$8,497.89. Budget variances on a monthly basis under maintenance are meaningless because the budget allocations are not consistently applied. There was a fountain service expense of \$65 for descaling and Lighting Repair of \$105 to troubleshoot the faulty overhead light at the pool.
- Utility expense was over budget by \$74.85. Utilities for the year are over budget by \$552.49 due to increased expenditures in gas and internet/phone for security.

Total expenses year-to-date are \$9,049.26 under budget. FPHOA operating net income,

that is income after expenses, for the year is \$10,339.43.

\$3,400.00 was transferred to the reserve account which earned interest income of \$13.30. No expenditures from the reserve account.

IV. Reports

A. Landscaping (*Alicia Navia*)

- Weekly general cleanup of debris and broken branches continues. Overall trees and shrubs are holding up well.
- LandTamers continues to repair irrigation lines due to rodents, especially around the pool area. They are replaced with PVC pipes, which are harder to chew through.
- Horn Pest Control sent termite control renewal for \$100, which Alicia recommended for approval and all agreed.
- Today LandTamers turned off irrigation at the park due to the amount of rain lately.
- LandTamers bid for mistletoe removal from 7 trees is \$875, including removal of all debris.

A motion was made and seconded (Navia/Steffens) to approve a bid from LandTamers to remove mistletoe from 7 trees, including discarding all debris generated, for \$875. After discussion by the Board, comments were open to the floor. Motion passed.

- Ann feels tree trimming and mistletoe removal should be part of the landscaping contract going forward. Donna clarified landscapers can only go 12 feet high to trim trees and that LandTamers crew does a lot of extra work without any additional charge. Alicia confirmed the Landscaping Committee is pleased with the thorough work of the landscape team.
- Donna will follow up on scheduling mistletoe removal.

B. Pool (*Alicia Navia*)

- Nothing new to report. Water is clear and warm.
- Residents are abiding by the guidelines and cameras are being monitored.
- Filtering system is working. She cautions people not to put their hands in the skimmer baskets to try to empty them, as there could be spiders or scorpions inside.

C. Security (*John Steffens*)

- There was one July 4th incident at the pool. Someone jumped over the fence and let others in, but were quickly escorted out. Incident was reported to the TPD. John has not received any update on the report.

D. Hospitality (*Kara Scott*)

- Kara and Andy are meeting new homeowners.

E. ACC (*Mina Reeder*)

- No requests.

F. Newsletter (*Sorraiyya Beheshti*)

- Reports for the April *Splash* edition are due to Sorraiyya by 4 PM Sunday, July 18th. Please send in a timely manner.

G. Compliance (*M. Lovelady*)

- No report.

H. Recreational Committee (*Alicia Navia*)

- Architectural Design Proposals – 3 bids
 - Recommendation is Novak Environmental – only drawing plans - \$6,900. For another \$2,500 (after plans have been drawn), Novak will oversee the contractor selected to ensure the plans are followed. Once we have drawing, we can begin to receive bids from contractors.
 - One of the bids from Golden Rule Construction projects a total cost for the project at \$265,000, which includes multi-sport court, 2 ramadas, fencing, electrical work.
 - There was a conversation on completing the project in phases over time as funds are available.
 - Community will be apprised of Board decisions.

A motion was made and seconded (Navia/Steffens) to approve Novak Engineering creating architectural plans for \$6,900 to be paid from the Reserve Account. After discussion by the Board, comments were open to the floor. Motion passed.

- There was discussion on when to remove fencing and everything currently in the proposed construction area and what cost would be. Dario will ask how to remove the fence and preserve lighting currently attached to it.
- Donna suggested Gregg Brubaker of Pro-Yard to give an estimate (after electrical is off) of the funds necessary to clear the area.

I. Street Reconstruction (A. Ochse)

- We have not yet received official notice in writing that our streets will be reconstructed; however, it looks very promising that we can look forward to this wonderful amenity in the near future. Members of the committee continue to work closely with city officials to obtain official notice of street reconstruction. One problem is that Paul Cunningham has been on vacation for 2 weeks. We will notify the Fountain Park Community as soon as we receive this formal notice.

J. Governing Docs Revision (*from Judi Dalton, read by Alicia Navia*)

- We met twice in June. On June 17th, we reviewed Kaycee's comments and sent them back and asked Kaycee to send a DRAFT Revision of the governing documents. On June 25th, we reviewed the revision and sent back our comments.
- Our next scheduled meeting is on August 3rd, which is a Zoom meeting with Kaycee to review all the revisions and discuss any other items.
- We feel we have a workable final DRAFT for Town Hall meetings early in September.
- Donna clarified the Board will review and approve the draft before the town hall meetings are scheduled.

K. Management (*Donna Wood*)

New Homeowner Report

Escrow Date: 6/1/2021 – 7/11/2021

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
Gabriela Bejarano	1896 N Evelyn Ave	16	Michael Kane	6/30/2021	6/23/2021

OP SPE PHX1, LLC	8951 E Seneca St	48	Bryon & Stephanie Crain	6/22/2021	6/15/2021
Shelly & Jeff Johnson	9021 e Waverly St	141	Sean D'Addamio	7/8/2021	7/1/2021

June 2021 Financials

Operating Account	\$ 80,789.84
Reserve Account	<u>\$111,180.06</u>
Total Assets	\$191,969.90

Expenses:

Administrative: over budget by \$93.52. The legal fees for the continuing work with Kaycee Wamsley at 32.83 over budget for Revisions Project and legal work.

Maintenance: Under budget by \$362.87. Slightly over budget in lighting repairs (\$105), janitorial service (\$68.33) & irrigation repairs by \$129.42, but under budget or no monies spent in several other categories.

Utilities: Over budget by \$74.85. Gas was over budget by \$88.89 and over budget in phone and internet for security by \$101.42 Under budget in water by \$105.46 and under in electricity by \$10.

Total Operating Expenses YTD were under budget by \$9,049.26.

Reserve Contribution: \$3,400.

Reserve Account Expenses: No expenses for the month of June.

Governing Documents Revision

Judi Dalton is chair of this committee. Judi is just now returning from Iceland and will give the report here.

- We met twice in June. On June 17th, we reviewed Kaycee's comments and sent them back and asked Kaycee to send a DRAFT Revision of the governing documents. On June 25th, we reviewed the revision and sent back our comments.
- Our next scheduled meeting is on August 3rd, which is a Zoom meeting with Kaycee to review all the revisions and discuss any other items.
- We feel we have a workable final DRAFT for Town Hall meetings early in September.

Floor Repair

Reminder that **Matt Rise** (520-269-3866) of **Garage Floor Coatings** has us tentatively scheduled for the 2nd week of August to repair the floor in front of the equipment room.

Goldschmidt | Shupe Summer Webinar Series

An email was forwarded to all board members about the webinar listed below. We hope you have an opportunity to sign up.

Lunchtime Q & A with Carolyn & Mike. Thursday, July 15th at 12 Noon.

You've got questions and Carolyn and Mike have the answers! Come prepared with your questions or submit them ahead of time by emailing them to office@gshoalaw.com. (Please put "July Q&A" in the subject line.)

V. New Business

None

VI. Owner Comments

- Karen – what's happening with 2 colors on the fountain. Alicia replied they were waiting until the fall to revisit.

VII. Next Meeting

No August Board meeting. September 8th at 6:30 PM via Zoom.

VIII. Adjournment

- **There being no further items of business, the meeting adjourned at 7:39 p.m.**

	Term Ends	Phone	Cell	Email
Alicia Navia, President	2022		614-507-4067	Ainavs319@gmail.com
Mina Reeder, Vice President	2022		520-979-1267	Minareeder1896@comcast.net
Ann Ochse, Treasurer	2023		520-678-1382	annochse@msn.com
Melissa Mora-Lovelady, Secretary	2023		520-250-6520	mluvlady@gmail.com
John Steffens - Director	2023		808-230-1294	abramsm@gmail.com
Donna Wood, CMCA, AMS		298-2146		donna@pinehurstproperties.net