
Fountain Park Homeowners Association
Meeting Minutes
Wednesday, August 9, 2017 at 6:30 p.m.

Present:

Board:

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

Staff:

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

Residents:

<u>X</u>	Dianna Alexander , Lot 34
<u>X</u>	Diana Brown , Lot 96
<u>X</u>	Darlene Earls , Lot 59

<u>X</u>	Lisa Gannon , Lot
<u>X</u>	Kay LaPlante , Lot 13
<u>X</u>	Storm Rogers Johnson , Lot

Quorum was established and the meeting was called to order at 6:29 p.m.

I. Minutes Review (Barbara Lehmann)

- **A motion was made and seconded (Alexander/Earls) to approve the July 12, 2017 Board Meeting Minutes as presented. Motion passes unanimously.**

II. Treasurer's Report (Kate Avery)

- Kate Avery reviewed the July Financial Report as follows:
 - Operating Account is \$29,972
 - Reserve account is \$149,166
 - Total Assets are \$179,136
 - \$11,493 Income, \$5,086 Operating Expenses for a \$6,406 Net Gain.
- The water is over budget this month by \$1,000. Year-to-date water is over budget by \$362. Once the current bill is established as an exception, the Association can request to have the high water bill reduced as an aberration.
- Donna Wood noted the \$152.26 Fourth of July Community party expense was unbudgeted and the annual registration of the pool (\$120) was also unbudgeted this month.
- Maintenance is under budget since expenses were re-classified and moved it to the Reserve expense category last month.
- **The Financial Report was approved as presented.**

III. President's Report (Jeff Brown)

- Jeff Brown reported vandalism at the pool as well as a huge water leak this month
- Jeff agreed to inquire whether the meeting with City Councilman is open for non-presidents of HOAs.

IV. Committee Reports

Architecture Control Committee (Kate Avery)

- Kate reported no ACC submissions were received this month.

Compliance Committee (Barbara Lehmann)

- Compliance Committee awaits approval of the Rules and Regulation by the Board prior to the inspection process.

Landscaping Committee (Beau Alexander)

- Beau Alexander reported that a Palo Verde tree fell over during a recent storm. A proposal was solicited for \$1,700 to remove the tree but the regular landscape service removed the tree for \$320 with the caveat that he could keep the wood.

Newsletter Committee (Beau Alexander)

- Beau reported he left forty copies of the Splash at the poolhouse receptacle and 33 copies remain there. Beau noted he will cut back the number of newsletter printed for the next edition.

Pool Committee (Jeff Brown)

- Jeff reported that we have a serious water leak at the pool. *Pinehurst* sent the Leak detection company to investigate, which confirmed two leaks and have solicited repairs to be done by *Classic Pools*.
- There has been vandalism at the pool. Once the cameras are installed the area can be remotely monitored.

Security Committee (Paul Earls)

- Paul Earls reported that now that the roof coating is complete, Gregg Sellers at *Integra* has us on their schedule to install the cameras early next week.
- Donna W. reported *Rankin Security* has received their notice of termination letter ending service on August 15, 2017.

Website Committee (Beau Alexander)

- Beau reported the website www.fountainparkhoa.org is up and inquired if anyone had comments or questions.

V. Property Manager's Report (Donna Wood)

New Owners

- Donna W. reported Lot 178 is set to close escrow August 16, 2017 with new owner, Robert Cory.

Sports Court

- There are not yet sufficient bids yet to make an informed decision. Amy Hankins of *Elite Sport Builders* recently came down from Phoenix to inspect the area and we await her proposal.

Ramada Refurbishing

- *Roof Coating Specialists* washed off the roof, replaced the plywood over the men's restroom and coated the roof on August 3, 2017.
- *Pinehurst* met with Tracy Stark and three painting contractors on painting the ramada area to include an option to repair and paint the stucco posts around the pool perimeter. The proposals are as follows:
 - *G.P. Pro Painting*: Ramada \$1,880, columns \$950 = \$2,830
 - *Philabuum Professional Painting*: Ramada \$2,476, columns \$1,156 = \$3,632
 - *JTG Painting*: Ramada \$2,000, columns \$1,432 = \$3,432
- Michael McGehee and owner volunteers will paint the ramada in October. The association will provide the paint. This is a considerable savings for the community.

- It was noted that the Association also needs to paint the wall that runs up behind the three homes on Seneca bordering the park. Donna W. agreed to solicit bids for this.

Entrance Signage

- Signage was tabled until the 2018 budget preparation and review.

VI. Old Business

Rules & Regulations

- The Board met with *Pinehurst* on July 27, 2017 to finalize of the Rules & Regulations. This updated document better incorporates the current Arizona statutes regarding enforcement process and provides specific details for homeowners.
- This final version distributed addresses the inspection process, formal notification process and other statutory requirements as well as to clarifying language. Donna W. thanked the Board and especially Kate Avery for her research on cross referencing.
- **A motion was made and seconded (Avery/Lehmann) to approve the Revised Rules and Regulations as amended. Motion passes with one abstention.**
- It was suggested the law regarding parking be inserted into the Revised Rules document.

Pest Management

- *Pinehurst* met with Ryan Horn of *Horn Pest Management* to discuss a safe, environmental eradication of the ground squirrels and gophers in the park area where several pest companies have been unsuccessful.
- *Horn Pest Management* uses CO₂ to safely asphyxiate the pests in their home for \$9,205 per year with a 5% discount if prepaid. Beau recommends The Board commit to this system for one year.
- **A motion was made and seconded (Alexander/Earls) to accept the *Horn Pest Management* \$8,745 bid for the CO₂ system to eradicate the rodents. Motion passes with one opposed.**

VII. New Business

Little Free Library

- Barbara reported kits were available to buy to build the book receptacle for \$250 per kit. She thought the library would be a good way to build community and that it should be installed in the playground area.
- Barbara agreed to present more specific, detailed plans at the next meeting.

Pool Repairs

- A bid was solicited from *Classic Pools* (the regular pool service vendor) for \$3,170 to replace two leaking skimmers with the pool closed for 2-4 days while work is being completed.
- **A motion was made and seconded (Alexander/Avery) to accept the *Classic Pools* \$3,171 bid to replace the two skimmers. Motion passes unanimously.**

VIII. Future Meetings

- 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:
 - **September 13, 2017 at 6:30 p.m.**
 - 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

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

Board Members

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