

Fountain Park Homeowners Association
Board Meeting Minutes
Thursday, April 20, 2022 at 6:30 p.m.
Zoom Virtual Meeting

Present:

BOARD:

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

Staff:

- X Christy Johnson**, Manager Associate

Independent Contractor

- X Joan Groom**, Meeting Minutes

OWNERS:

Su Brazie
Kara Scott
Joelle Coffman

Carol Decker
Dario Navia

I. Call to Order

A quorum being established, the meeting was called to order at 6:32 p.m. by President Alicia Navia.

II. Approval of Minutes

The March 16, 2022 Board Meeting minutes were approved as presented.

III. Financial Report (*Ann Ochse*)

March 2022 Financials

According to bank statements, Fountain Park Homeowner's Association had \$102,564.93 in the operating account and \$130,321.78 in the reserve account, for a total of \$232,886.71. This represents a gain of \$7,440.52 over February funds.

- Income was \$918.09 over budget projections due to title transfer fees of \$300 and payment of some late fees, as well as some catch-up on past due accounts.
- Administrative expenses were under budget for the month by \$549.29. This was primarily due to a decrease in legal fees and postage. The quarterly payment of \$125 for Web Site maintenance was paid.
- Total maintenance expense was under budget slightly by \$268.23. We had an irrigation repair of \$175, and the expense of getting the pool ready for summer. Overall, we remain \$19,456.83 under budget projections in maintenance at the end of the first quarter of 2022. We have not yet been billed for Pest Control, which is budgeted at \$9,900. Setting the amount for Pest Control aside, we have about \$9,500 left to pay for upcoming repairs to the pool house roof and repairs to park amenities.
- Utility expense was slightly under budget for the month by \$181.59 due to decreased expenses in electricity, water and sewer. Gas was low but won't be in April because the pool is heated.

According to the bank statement, total expenses for March were \$11,850.05. Our operating net income according to the bank statement, which is income minus expenses, for the month of March is \$4,814.26. We had a balance of \$102,564.93 in the operating account at the end of March.

This includes \$3,485.00 transferred out of operating and into reserve. The reserve account earned \$16.26 interest for the month. Novak was paid \$875 for recreational specifications, leaving us with \$130,321.78 in the reserve account at the end of March.

IV. Reports

A. Landscaping (*Claire Callahan*)

- On March 17 Claire sent documentation to Mr Callen of LandTamers that FP had not received the crew hours contracted for and asked for a credit. She received a response. \$712.50 will be credited on the next invoice.
- Proposal for park mistletoe removal
 - LandTamers - \$1,875 for 32 trees. This requires a special crew. Regular crew removes anything low enough to reach. Claire would like to get a couple more bids and include limbs hanging over the fence onto our property from the adjoining community.
 - Christy will solicit more bids.
- Addition of "Landscape Ecology" information on website
 - Two documents – Watershed Management Report from 2019 & Healthy Soils Initiative Powerpoint presentation by Joelle Coffman. Webmaster said it could be done. We will maintain 4 columns with these documents under Useful Information. Board concurred.

A motion was made and seconded (Navia/Callahan) to add to Website under Useful Information column a section called Landscape Ecology consisting of Watershed Management Report from 2019 and Healthy Soils Initiative Powerpoint Presentation and remove the COT paving petition response from 2018. Motion passed.

- Painting picnic tables & benches; replacing playground swing chains
 - Tables and benches are peeling and need to be painted. Swings have a protective coating over the chains, which is cracked and peeling.
 - Alicia suggested Rich Waldren for the job. If he is not available, she suggested Greg Brubaker. Melissa requested swings be oiled. Playground equipment looks fine.

B. Pool (*Alicia Navia*)

- Pool has been open for 3 weeks and is heated. There are no issues at this time. E-konomy will honor Worry Free contract through 2022. Alicia asked for a letter of intent, but has not received one. Christy will call tomorrow.
 - Joelle reported the pool deck needs to be cleaned. Alicia said Leon comes twice per week. She also mentioned cigarette butts need to be removed from the ashtray near the gate.
- Ramada roof recoating proposal
 - Roof Recoating Specialists – \$800, which includes \$300 discount
 - It's been 5 years since the last coating and this coating will extend the warranty for another 5 years. The roof is fine, just needs resealing.

A motion was made and seconded (Navia/Callahan) to approve paying Roof Recoating Specialists \$800 to recoat Ramada roof to extend warranty for another 5 years. Motion passed.

- Attorney invoice for revised pool guidance consultation
 - Smith & Wamsley – \$739.50
 - Attorney added several items to the pool rules that had been deleted to cover liability.
 - Owners can bring guests to the pool as long as the owner accompanies the guest.

A motion was made and seconded (Ochse/Navia) to approve payment of the complete \$739.50 bill to Smith & Wamsley. Motion passed.

- Pool parties
 - No pool parties or social gatherings. Kara noticed guests at the pool and was confused about the rule. It seems contradictory to allow guests but not social gatherings.
 - Alicia clarified there cannot be any food or drink, just guests. People are there at their own risk and should follow all of the COVID cleaning protocols. Kara still finds the difference confusing as from her perspective having a number of guests constitutes a social gathering whether or not there is food.
 - Claire Callahan now has the book to register a pool party when they resume. The \$50.00 deposit is returned when the pool area is cleaned up.

C. Security (John Steffens)

- No report.

D. Hospitality (Kara Scott)

- Kara received a report of new homeowners for March and will greet them.

E. Governing Docs Revision (A. Ochse)

- CC&Rs Homeowners Approval Update
 - 100 residents have approved, so we need 20 more to pass.
 - AZ Supreme Court ruled that if CC&R revisions are different or new there has to be a link to something in the original CC&R's document of the HOA. If the link is not there, 100% homeowner approval is necessary.
 - Ann confirmed topics were already in the CC&Rs; the committee along with the attorney essentially just cleaned up the language and brought it into compliance with state and local laws.

F. ACC (A Ochse, C Callahan)

- None

G. Newsletter (Sorraiyya Beheshti)

- Reports for May *Splash* edition are due to Sorraiyya by 5 PM Sunday, April 24th. Please send in a timely manner.

H. Compliance (M. Lovelady)

- No report.

I. Recreational Committee (*Alicia Navia*)

- Revised Proposal for Electrical Panels Upgrade
 - Do not exceed amounts – United \$1,350; Cascade \$575
 - Job is cleanup, not replacing anything.

A motion was made and seconded (Ochse/Navia) to approve Cascade to upgrade electrical panels. Motion passed.

- Architectural Plans status
 - Committee met with the owner of Novak Environmental last month and made decisions on materials and colors, which were confirmed as placeholders that can be changed. Plans are not ready yet.

J. Management Report (*Christy Johnson*)

In Escrow

3/1/2022-3/31/2022

Escrow Date:

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
BDB Capital LLC	9022 E Seneca St	152	Barbara & Larry Snowberger	3/17/2022	3/8/2022
FKH SFR PropCo JLP Kathleen Johnson & Curtis Thompson	1800 N Ranch Dr	89	Whetstone	3/18/2022	3/15/2022
	1824 N Ranch Dr	87	Krista Anderson	3/29/2022	3/15/2022

March 2022 Financials

Operating account: \$102,134.86
 Reserve Account: \$130,321.78
Total Assets: \$232,456.64

Exceptions to February Financials:

Expenses

Administrative Expenses: under by \$549.29. Postage and copies under budget by \$36,46.

Maintenance Expenses: Under budget by \$268.23.

Utilities: Under budget by \$181.59.

Total Operating Expense for March is \$7,215.55 Under budget YTD by \$21,842.17.

Reserve Contribution is \$3485.

Reserve Expense: \$875 was paid to Novac for design development for recreation area..

ARC

Lot 89 – Exterior painting – no approval needed

Alpha Graphics bill

A Motion was made and seconded (Lovelady/Callahan) to approve payment of Alpha Graphics bill for \$81.53. Motion passed.

V. New Business

- Proposals for painting wall & entrance monuments
 - Facelift Painting – \$4,750, includes paint
 - It was not possible to get additional bids after several months.
 - Alicia wondered if pillars at the pool need to be painted. Pillars not to be included.

A motion was made and seconded (Ochse/Navia) to approve paying Facelift Painting \$4,750 from Reserve Account to paint wall and entrance monuments. Motion passed.

- Change Annual Meeting
 - ByLaws state Annual Meetings need to be in the first quarter of the year. December is a difficult month to prepare all documents necessary for the Annual Meeting because of the holidays and PPI is closed at the end of December for 2 weeks. This makes it difficult to get notices out on time, and people are involved in holiday activities and not interested in considering serving on the Board. Claire suggested moving the meeting to the middle of February.
 - This year there will be 3 director seats open.

A motion was made and seconded (Callahan/Navia) to change the Annual Meeting date to February in 2023. Motion passed.

VI. Owner Comments

Kara requested a copy of Splash be added to the pool bulletin board. She thanked Claire for initiating awareness of cracks in Ricardo Small wash. That's in process now. Who is responsible for easement along the wash? She always thought it was the homeowners. There are trees overgrowing along the whole wash, which will impede water flow. She sent photos to the city which stated that it is the homeowner's responsibility. Claire thought since one side of the easement is the city's, the other side should be as well. Christy said the setback belongs to the city. She will research more. Ann suggested asking the attorney. Dario talked to a city engineer in 2018 and was given the information that the easement is part of the city. He will provide contact information. Carol Decker shared experience with 5 city officials who told her owners were responsible. Alicia requested Christy get a definite official answer.

VII. Next Meeting

May 18, 2022 Meeting at 6:30 p.m. via Zoom

VIII. Adjournment

- **There being no further items of business, the meeting adjourned at 8:19 p.m.**

	Term Ends	Phone	Cell	Email
Alicia Navia, President	2023		614-507-4067	Ainavs319@gmail.com

Clarie Callahan , Vice President	2023		520-296-7653	clairecallahan@hotmail.com
Ann Ochse , Treasurer	2022		520-678-1382	annochse@msn.com
Melissa Mora-Lovelady , Secretary	2022		520-250-6520	mluvlady@gmail.com
John Steffens - Director	2022		808-230-1294	abramsm@gmail.com
Christy Johnson , CMCA, AMS		298-2146		christy@pinehurstproperties.net