

**Fountain Park Homeowners Association
Board Meeting Minutes
Wednesday, December 8, 2021 at 6:30 p.m.
Zoom Virtual Meeting**

Present:

BOARD:

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

OWNERS:

Sorraiyya Beheshti
Kara Scott
Joelle Coffman
Claire Callahan

Staff:

- X Donna Wood**, Managing Associate

Independent Contractor

- X Joan Groom**, Meeting Minutes

Carol Decker
Judi Dalton
Dario Navia
Phillip Rapport

I. Call to Order

A quorum being established with all members present, the meeting was called to order at 6:33 p.m. by President Alicia Navia.

II. Approval of Minutes

A motion was made and seconded (Ochse/Navia) to approve the November 10, 2021 Board Meeting minutes as presented. Motion passed unanimously.

III. Financial Report (*Ann Ochse*)

A. November Financials

We continue to look good financially. As of November 30, 2021, FPHOA had \$81,927.91 in the operating account and \$120,350.03 in the reserve account, for a total of \$202,277.94. This is an increase of \$5,584.24 over October due to a decrease in expenses.

Income for the month was over budget by \$259.26, due to payment of fines and penalties. We currently show \$1,274.83 in excess of expected income for the year.

- Administrative expenses were over budget for the month by \$292.87 due again to legal expenses involving the Bylaws and CC&Rs. Administrative expenses for the year are over budget expectations by \$1,378.18 primarily due to legal expenses.
- Total maintenance expense remains under budget for the year by \$15,649.84.
- Utility expense was over budget for the month by \$68.03 due to increased expenses in gas. Utilities for the year are under budget by \$1,140.25.

Total expenses year-to-date are \$15,411.91 under budget. FPHOA operating net income, which is income minus expenses, for the year is \$50,633.31.

\$3,400.00 was transferred to the reserve account which earned \$14.43 interest for the month. There were no expenditures from the reserve account.

Two items that need to be addressed are a \$10 bank charge when we have a daily average of \$201,149 in the bank. The bank should not be charging us. According to the management company, the homeowner paid the \$10 charge. However, it is still a bank charge against us as a matter of record.

Two checks were issued on October 29. One for \$148.30 and the other for \$73.15. Inquiry indicated that both checks were for overpayment of dues. I asked how long ago this occurred, but so far do not have an answer. I went back through the accounts and couldn't find anything so I assume it's from over a year ago.

We have paid the insurance for the year but haven't received the addendum. Donna will get it to the Board.

The Financial items in Pinehurst's proposed new contract were discussed, with specific recommendations for remediation.

- Item D-1: Pinehurst specified a particular bank. It was asked that the name be stricken and an FDIC institution be left.
- Item D-5: copies of bank statements were omitted from the financial statements. It was asked that they be inserted.
- Item D-5: Pinehurst has until the 15th of the month to give the HOA board the financials. It was pointed out that the HOA board could not make informed financial decisions without reconciled financials. Pinehurst explained that it sometimes takes 15 days to produce reconciled statements. The HOA board meeting date may need to change if financials are not available.

IV. Reports

A. Landscaping (*Alicia Navia*)

- Weed and debris cleanup is continuing. We continue to wait for Landtamers to replace a portion of the path metal edging at one of the park entrances.
- Claire Callahan reported the Landscaping Committee wants to plant 2 Mesquite and 2 Desert Willow trees and 4 wolf berry shrubs. Trees are \$25 each and shrubs are \$9 each. Total cost \$136 plus tax. Committee plans to order in January to be planted in February. Martin will plant over a 2 week period, supply mulch if desired, and take care of irrigation. Claire will give him a map of where plants will go. Landtamers has an irrigation dept that just deals with irrigation, which would be more expensive than what Martin currently does for us regarding irrigation. It's a pleasure to work with Martin.

A motion was made and seconded (Ochse/Navia) to authorize \$150-\$195 to purchase 4 trees and 4 shrubs. Motion passed.

B. Pool (*Alicia Navia*)

- Plans continue for bathroom upgrades beginning in January of 2022.
- Matt Rice of Garage Floor Coatings has Floor repair scheduled for the 29th & 30th of December.

- Worry Free said there will be no cost increase in 2022. An updated service agreement will be requested.
- Cleaning service will clean once a week until April.
- Judi and Kara reported leaks along the path and subdivision west entrance. Alicia will call Martin of LandTamers to repair, if needed.

C. Security (John Steffens)

- Nothing to report.

D. Hospitality (Kara Scott)

- Nothing to report.

E. Governing Docs Revision (Judi Dalton)

- Final revisions were sent to the Board and Judi would like to get approval tonight.
- A lot has to do with keeping up with current Arizona law.
- Alicia asked about the new law regarding casitas. Judi said it would have to go through the ARC committee. CC&Rs 2.1 state lot can have only a single family residence.

A motion was made and seconded (Navia/Ochse) to approve the final draft of the revised ByLaws and CC&Rs. Motion passed.

- Next step is to put the revised drafts on the website with the ByLaws being voted on by the Annual Meeting. Ballots can be dropped off at Pinehurst office or voted on via Election Buddy.

A motion was made and seconded (Ochse/Steffens) to approve payment of \$459 attorney bill for governing docs. Motion passed.

F. Nominating Committee (C. Callahan)

- Notice was sent out on November 29. Annual meeting will be on January 15 at 10 a.m. via Zoom. Committee is encouraging residents to serve on the Board. All nominations will be closed on December 15th. Election Buddy will send ballots and information as well as reminders to vote.
- Claire will give Donna or Sue a draft to send via community email encouraging nominations.

G. ACC (Mina Reeder)

- No submittals

H. Newsletter (Sorraiyya Beheshti)

- Reports for the December *Splash* edition are due to Sorraiyya by 12 noon Saturday, December 11th. Please send in a timely manner.

I. Compliance (M. Lovelady)

- No report.

J. Recreational Committee (Melissa Lovelady)

- Still working out details for the sports court.

- Ramadas are estimated to cost \$18,000 each. Melissa requested approval of \$18,000 to initiate bids for Ramada. Decision postponed until Ramada design reviewed.
- There was confusion over the sport court drawings to date. Committee needs to address these issues.

K. Street Reconstruction (*A. Ochse*)

The Street Committee is happy to report that our streets have been resurfaced with three layers of fiber micro surfacing. There is still some finish work to be done, such as marking the speed bumps. Claire was told sub-contractor would come in December and mark the speed bumps as well as anything else that needs to be marked. The company contracting with the city to accomplish this is VSS International. VSS did an excellent job of keeping homeowners informed, both by putting announcements in each door and writing the date of street closure on signs on the streets. They provided phone numbers on the flyers put in each homeowner's door.

Our street resurfacing was paid for by a \$2 million grant gifted by the mayor, Regina Romero, and the City Council, to each ward for the purpose of upgrading failing streets. This was the mayor's idea and the Council voted unanimously to approve funds for repairing and updating streets. This money came out of the city's general fund, and the street upgrade is not costing homeowners in Fountain Park any money. The streets are not owned by the HOA, but by the City of Tucson. We are fortunate that our council member, Paul Cunningham, chose our neighborhood as one of the areas to improve streets. Hopefully in the Spring, we can have a get-together at the park with those people, including the mayor, the Ward 2 Council Member, and personnel at the department of transportation, who made our street resurfacing possible. We owe them a big "thank you" for the improvement in our subdivision streets.

Alicia thanked the Committee members (Kent Trader, Claire Callahan, Carol West. Ann Ochse, Alicia Navia) for their persistence in getting the streets repaired.

L. The committee Management (*Donna Wood*)

No New Homeowners this Cycle

November 2021 Financials

Operating account:	\$ 85,336.18
Reserve Account:	\$116,935.60
Total Assets:	\$202,271.78

Exceptions to November Financials:

Expenses

Administrative Expenses: Over by \$282.76 due to legal fees.

Maintenance Expenses: Under budget by \$454.03. Did not spend any monies on Maint & Repair – General. YTD under budget by \$15,649.84.

Utilities: Slightly over budget by \$68.03. Gas over by \$322. All others under budget.

Total Operating Expense for November is \$7,672.71 (under budget for November by \$103.12). However, under budget YTD by \$15,421.91.

Reserve Contribution is \$3400.

Reserve Expense: No reserve monies spent during November. YTD we have spent \$9,963.85 of the \$20,100 budgeted for 2021.

Governing Documents Revision - updates

Judi Dalton will report on revisions. I have attached documents from Judi and Revisions Committee.

Floor Repair

Working on getting in touch with **Matt Rice** (520-269-3866) of **Garage Floor Coatings**.

V. Owner Comments

- None.

VI. Next Meeting

January 15, 2022 Annual Meeting at 10:00 a.m. via Zoom.

VII. Adjournment

- **There being no further items of business, the meeting adjourned at 8:02 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