
Fountain Park Property Owners Association
Meeting Minutes
Wednesday, October 11, 2017 at 6:30 p.m.
Eastside City Hall Room A

Present:

Board:

X **Jeff Brown**, President
X **Paul Earls**, Vice President
X **Kate Avery**, Treasurer
X **Barbara Lehmann**, Secretary
X **Beau Alexander**, Member at Large

Staff:

X **Donna Wood**, Pinehurst Properties
X **Donna Rainville**, Meeting Minutes

Residents:

X **Dianna Alexander**, Lot 34
X **Dianna Brown**, Lot 10
X **Judi Dalton**, Lot 159

X **Darlene Earls**, Lot 59
X **Kay LaPlante**, Lot 13

Quorum was established and the meeting was called to order at 6:30 p.m.

I. Homeowner Feedback

- A homeowner noted a great job at the pool area and it is looking very nice.
- It was noted on Friday, the pool was murky with jets not running and black widow spiders were observed under the table.
- Homeowners noted appreciation for the community email updates.

II. Minutes Review (Barbara Lehmann)

- **A motion was made and seconded (Brown/Avery) to approve the September 13, 2017 Board Meeting Minutes as presented. Motion passes unanimously.**

III. Treasurer's Report (Kate Avery)

- Kate Avery reviewed the September Financial Report as follows:
 - Operating Account is \$23,863
 - Reserve account is \$133,341
 - Total Assets are \$157,203
 - \$11,905 Income, \$10,763 Operating Expenses for a \$1,141 Net Gain.
- Kate noted the water bill has gone down. The Association can go back to the City once there are three normal month bills to show the comparison and request a refund due to a large, unanticipated water leak.
- Delinquencies decreased to \$5,707, a big improvement since the last month.
- **The Financial Report was approved as presented.**

IV. President's Report (Jeff Brown)

- Jeff Brown reported that Robert Welch, licensed engineer and owner of *Welch Engineering*, is writing a bid to coordinate management of the sport court. There are \$65-\$75,000 in funds allocated which could pay for this.

V. Committee Reports

Architecture Control Committee (Kate Avery)

- Kate reported the Committee received one request from Lot 126 to demo and rebuild the perimeter wall which the Committee recommended for approval.
- **A motion was made and seconded (Avery/Brown) to approve the Lot 126 request to remove and replace the back wall. Motion passes.**

Landscaping Committee (Beau Alexander)

- Beau Alexander reported this is the third week with the new landscaper on board. Service provides a \$221/month savings and is doing a good job, especially along the walking path.
- The winter ryegrass will be sown soon. The landscaper will be verifying and mapping the irrigation system as part of the process.
- Beau requested that funds already approved for projects originally intended for the *Groundskeepers* be turned over for *Landtamers* to complete. An example would be the four mastic trees planned for around the pool. The Board agreed.

Newsletter Committee (Beau Alexander)

- Beau reported he (Dianna) is currently working on the next edition of the newsletter.

Pool Committee (Jeff Brown)

- Jeff reported the last three skimmers were replaced and the water bill has decreased significantly
- Jeff looked at solar heating for the pool and received bids of \$10,000 and \$13,000 solar heating that would permit swimming through November. One company, *Ambience Solar*, preheats water going to the gas heater before engaging the gas heater to save gas costs. Jeff agreed to follow up with the Board after he meets with the vendor.

Hospitality Committee (Barbara Lehmann)

- Barbara noted she would report on the free library under Old Business.

Security Committee (Paul Earls)

- Paul Earls reported the Association needs security procedures established and written so a neighbor can fill in, if necessary.
- Paul noted one of the lights has been repositioned to provide greater illumination in the parking lot.
- *Rankin Security* saves \$363 per month on security expenses, although there is the possibility of adding a game camera for \$100. Barbara agreed to write something up to be emailed out to the community to provide feedback on the additional camera.

Website Committee (Beau Alexander)

- Beau reminded owners that the website is www.fountainparkhoa.org.

VI. Property Manager's Report (Donna Wood)

New Owners

- Donna W. reported Robert Cory & Ruthann Okeske-Cory closed escrow August 9 on Lot 178 and Sage Tree Properties closed escrow on August 30 for Lot 58.
- William & Sarena Rivera are set to close escrow on Lot 126 October 9, 2017.

Compliance Committee

- The *Pinehurst* non-compliance report was distributed to the Board last month. Non-compliance letters were sent to 45 properties and 36 properties have cured their issues. Nine properties escalated to the second notice and there were twelve new letters sent this month.
- A painting inspection throughout the community is being slated for mid-November and *Pinehurst* suggests the Board allow 3 months for minor painting issues and six months for major painting infractions. The Board agreed the timing suggestion was fair.

Sports Court

- The Board awaits bids from a professional management person to spearhead the revamping of the sports court in the park.

Ramada Repair

- Donna W. reported that only two companies bid to paint and repair the ramada and stucco columns. *Philabaum Professional Painting* bid \$4,155 with a seven year warranty and *JTG Painting* bid \$4,800 with no warranty listed.
- **A motion was made and seconded (Brown/Avery) to approve the *Philabaum Professional Painting* bid for \$4,155. Motion passes unanimously.**
- **A motion was made and seconded (Brown/Earls) to accept *Landtamers* bid for \$900 to remove the pyracantha from the east edge of the pool fence to provide access to the columns for repair and paint. Motion passes.**

VII. Old Business

Little Free Library

- Barbara reported that according to plans, she needs \$350 to have the free library built. The library will also be registered once built and installed in the park.
- **A motion was made and seconded (Brown/Avery) to approve \$400 for the establishment of a free library. Motion passes.**

VIII. New Business

2018 Draft Budget

- The 2018 Draft Budget was distributed for review. *Pinehurst Accounting* is currently working on year end projections with only a partial year of management.

ProCare

- Donna W. agreed to communicate with *Procare* regarding services not performed according to contract in the pool area. Tables and outdoor showers are not being cleaned and other miscellaneous issues.

Road Conditions

- Donna W. reported that she made a formal presentation to the Pima County Department of Transportation Advisory Committee on October 10th regarding the current road conditions of the Fountain Park.

Community Yard Sale

- The community yard sale will be held Saturday, October 21, from 7:00 a.m. to noon.
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IX. 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:
 - **November 8, 2017 at 6:30 p.m.**
 - December 13, 2017 at 6:30 p.m.

X. Adjournment

- **There being no further items of business, a motion was made and seconded (Brown/Avery) to adjourn the meeting at 7:26 p.m. Motion passes.**

Board Members

Name	Term Ends	Phone	Email
Jeff Brown, President	2018	751-9704	jlb_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