

**Fountain Park Homeowners Association  
Board Meeting Minutes  
Wednesday, September 9, 2020 at 6:30 p.m.  
Zoom Virtual Meeting**

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***Attendance:***

**Board**

**X** **Alicia Navia**, President  
**X** **Mina Reeder**, Vice President  
**X** **Melissa Mora-Lovelady**, Secretary  
**X** **John Steffens**, Member

**Staff**

**X** **Donna Wood**, Pinehurst Properties  
**X** **Joan Groom**, Meeting Minutes

**OWNERS:**

**Carol West**  
**Sorraiyya Beheshti**

**Kara Scott**  
**Karen Clemons**  
**Claire Callahan**

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**I. Call to Order**

A quorum being established with all board members present, the meeting was called to order at 6:38 pm by President, Alicia Navia.

Alicia announced Carol West would address issues regarding the streets. She has contacted city officials and will report her findings. She thanked neighbors for getting pot holes fixed. The streets are 37 years old and do not meet current city standards. Sidewalks are not feasible without taking frontage from the yards and it means dealing with utility companies. She believes FP has a good chance of having streets repaved. However, with present economic downturn because of the virus, the money will not be readily available. But we are hoping some of the money allotted for streets can be used for FP. The City has a long range master plan for Tucson transportation. Each council office has been asked for priorities so we want to make sure to contact Councilman Paul Cunningham. Hopefully, he can come and talk to us in the near future, possibility next month at the October 14 meeting. She encouraged homeowners to emphasize the age of our streets.

There is an opening on the board for a term concluding in January 2021. Email the board with an autographical statement any owner is interested.

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**II. Approval of Minutes**

**A motion was made and seconded (Navia/Steffens) to approve the July 8, 2020 Board Meeting minutes as presented. Motion passed unanimously.**

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**III. Financial Report** (*Donna Wood*)

See Management Report below.

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**IV. Reports**

A. Landscaping (*Alicia Navia*)

- Routine maintenance and cleanup is ongoing. Removing debris because of wind storms and irrigation repairs at park and islands. A Mesquite at wash was pruned to make a clear path for water to run down the wash. Tree will hopefully grow more vertically. Several people have donated cacti and agaves and we have been planting in the open areas.
- Landtamers has used the supply of the red walking path material. They have been filling in holes and blank spots.
- In August, they applied preemergent over a 3 day period which will last 6 months.
- Pool area lawn continues to struggle in spite of being watered. Alicia proposes not to plant the winter rye grass, but when the pool closes to figure out what are our best options and it will also be a good time to take a look at the French drain option that would be along where the grass is now and the north end. John, Mina and Melissa agreed.

**A motion was made and seconded (Navia/Lovelady) to skip planting the winter rye grass by the pool area. Motion passed.**

- Mina relayed history of the walking path. She wants to make sure people know why there are no bicycles or any wheeled objects on the path since the material used for the path is no longer available. The original decision was that nothing with wheels could be on the path. Alicia noted it would be difficult to tell mothers not to walk there with strollers. Claire is in favor of people with walkers using the path. Alicia said we are trying to maintain it as best we can for as long as we can.
- The fountain had a leak and was repaired for \$100. It is fine now.

*Pool (Melissa Lovelady, Alicia Navia)*

- Kara asked about low flow toilets. One of the restrooms is being used, but a low flow toilet has not been installed yet. Plumber said interfacing between low flow toilet and present toilet could not be guaranteed.
- Everyone continues to use the pool and comply with the rules. We are grateful for the cooperation so the pool can remain open until the end of October.
- Two more lounge chairs have hit the dust, so we will be shopping for more.
- There was a clog in the pool chlorinader that resulted in low levels for several days, but is now back to normal levels, which is within Pima County health code. Alicia thanked the volunteers who check the levels on all the days when the pool company is not here.
- Karen said the sprinklers were coming on at 9 o'clock, splashing onto her in the pool. She thanked Alicia for adjusting the timer.

*B. Security (John Steffens)*

- Nothing significant to report in last 6 days.
- Pool security – Coyote Bar – Coyote Bar is a rolling bar parallel to the top of the fence and prevents coyotes from getting traction and jumping over, also people from jumping over the fence. To cover the entire parameter of pool would cost \$3,000 not including installation. John will do more research. Purchasing would entail negotiations with three contractors. There hasn't been anyone climbing over the fences recently.
- Alicia asked if we should consider this. John said it's not a huge priority right now. Maybe work it into the budget sometime next year. Melissa and Mina agreed.

*C. Hospitality (Kara Scott)*

- Working on greeting new homeowners.
- Should there be an October neighborhood yard sale during the pandemic? PPI recommended not endorsing it this year because of pandemic and those who had worked

on it last year do not want to do it. Since homeowners can have their own sales, Alicia recommended not doing a community one this year. Other board members agreed. Announcement will be in *Splash* there will not be a community yard sale this year.

**D. ACC (Mina Reeder)**

- Lot 81 – Request for installation of solar panels. Mina will talk to owner about minimalizing the view from the street.

**A motion was made and seconded (Reeder/Navia) to approve Lot 81 solar installation as long as view from street is minimalized. Motion passed.**

- Lot 171 – Request to install new security door.

**A motion was made and seconded (Reeder/Navia) moved to approve Lot 171 installation of security door. Motion passed.**

**E. Newsletter (Sorrajja Beheshti)**

- Reports for September *Splash* edition are due to Sorrajja by 4 PM Sunday, Sept 13<sup>th</sup>.
- Sorrajja asked why homeowner advertising services to neighbors in the *Splash* was not approved. Alicia said there hadn't been the opportunity to discuss it. Mina said newsletter is for news, not advertising. Melissa thinks it's fine as long as the CC&Rs are followed. Alicia said there could not be any signage on their door or yard. And there should be a disclaimer that it is not endorsed by the HOA although the wording would have to be approved. Karen thinks there might be a conflict and that it could be opening up to lots of advertisements. Posting on the bulletin board has been turned down in the past Mina said.
- John mentioned there is a section on the FP website called Useful Information. That section has a list of vendors that are recommended by homeowners. This would be an appropriate place to have owners with services listed. Donna supported that suggestion and will follow up with the homeowner who made the request.

**F. Management (Donna Wood)**

In Escrow				
Escrow Date: 7/1/2020-9/4/2020				
New Owner	Unit Address 1	Lot #	Previous Owner	Process Date
Darcy Damron	1749 N Fountain Park Dr	3	Mark & Janine Allen	8/4/2020
Michael Aragon & Amanda Valdes	9060 E Lester St	171	Carol Parks	8/18/2020
Na uo & Mahdi Asgari	8971 E Waverly St	136	Mary Mashaw	9/4/2020

**In Escrow and scheduled to close  
 September 8**

8991 E Linden St

Seller: Knox Family Trusts  
 Buyer: Stella Haggis

**September 11**

1801 N Fountain Park St

Seller: Ingrid & Michael McGehee  
 Buyer: Jeffrey Murray

**August Financials**

Income	\$ 13,309.79
Expenses	\$ 9,913.20
<b>Net Income</b>	<b>\$ 3,396.59</b>
Operating Account	\$ 57,813.85
Reserve Account	\$ 79,124.70
<b>Total Assets</b>	<b>\$ 136,938.55</b>

#### **Expenses:**

**Administrative: Over budget by \$1,880.15.** Insurance at \$2,648 was not scheduled for August, but budget for the year will balance out. No legal fees this month. Taxes, license and fees of \$140 for the annual pool permit. Website expense of \$225 not scheduled for August but in annual budget.

**Maintenance: Under budget by \$2,775.28.** We had no expenditures under the following categories: Landscape improvements, tree trimming, storm removal, M&R general, M&R pressure washing, lighting & painting. We were under budget in landscape irrigation, pest control. We were under budget in janitorial service and pool service. We were over budget in M&R fountain service by \$5, fountain by \$57.18, janitorial service by \$68.33 and pool service by \$41.71.

**Utilities: Over budget by \$215.33.** Over budget on electricity by \$149.93; under budget on gas by \$30.59; under budget on internet/security by \$71.90; and over budget on water by \$167.89.

**Total Operating Expenses for August were under budget by \$679.80 and for the year under budget by \$11,525.43.**

**Reserve Contribution: \$3,400.**

**Reserve Account Expenses:** No monies were spent from the Reserve Account.

#### **Miscellaneous**

**ARC** – There are 2 ARCC submittals (sending as a separate package because of file size).

- Lot 81 Cordova for solar installation
- Lot 171 Aragon/Valdes security door installation
- Lot 162 Weidner solar installation was approved after board meeting via online poll Xoyondo

**Erosion Issues:** In early August there was a discussion from some neighbors on the possibility of using discarded concrete from old projects and recycle at the Tanque Verde wash as a way to mitigate further erosion.

In researching documents in March 2019, Dario Navia approached the city on ways to mitigate the erosion. The second paragraph states any long term solution would need to be done by a civil engineer and submitted to the City for Permitting.

#### **Also found a document from March 30, 2012 pertaining to this same issue:**

First, I would like to summarize some of the major points that we discussed at the site, which includes the following:

- a. The area in question and immediate surrounding area is within the FEMA Tanque Verde Floodplain.
- b. The scour area (see attached pdf) is the result of the natural sediment transport characteristics of the Tanque Verde Creek within this area, namely that the wash, in general,

tends to meet it's sediment supply by eroding the banks (lateral erosion) instead of eroding the bottom of the channel (vertical erosion).

c. The area in question is subject to increased scour due to it being located along the outside bend of the Tanque Verde Creek, which tends to experience increased flow velocities and flow impingement as compared to a straight reach.

d. We discussed that erosion protection would have to take into account probable reflective scour, protecting one side of the channel (especially along the outside of a bend) would likely result in the flow "bouncing" to the opposite side of the channel which may result in increased erosion on that property.

Secondly, after some thought and research on this issue, I offer the following information on this issue:

1. Since the area in question is not within City of Tucson rights-of-way, any proposed improvements would have to be submitted to the City of Tucson Development Services Department for review and permitting.

2. Permission from the property owner (the area adjacent to the club-house property) would need to be obtained for access and installation of erosion counter measures. This area (outside of a bend) is where the Tanque Verde Creek is eroding towards the Club House property.

Moreover, if this area is owned by Pima County Flood Control, then the type of erosion countermeasures would also have to approved by them. Management Report for Fountain Park 4

3. Based on the Tanque Creek being designated as a WASH Ordinance WASH, and ERZ WASH, I recommend gabion type of erosion countermeasures. **In addition, the proposed improvements would have to be designed by an Arizona Registered Civil Engineer in accordance to the City of Tucson Floodplain Ordinance and Drainage Standards.**

Esteban C. Tineo, P.E. DOT  
Floodplain Engineering

**Would the board want some official looking signs at the entrance to the wash area, something to the effect :**

**Regarding Parcel # 13304431A**

**Absolutely NO modifications (to include dumping) without approval from the City of Tucson & Pima County.**

**For More information contact:**

**Pima County Regional Flood Control District  
201 N Stone Ave, Ninth Floor  
520-724-4600**

Alicia wondered where sign would be placed since it is not FP property. It's our cost but their land. Donna said there may not be a need for a sign now. Her understanding is that FP would be responsible for cost using civic engineer. Alicia mentioned doing part of it with a gabion wall. John mentioned previuos flooding that changed the course of the washes and creek and hoped it wouldn't take that again for city to decide to do something. Kara suggested bringing up issue with Paul Cunningham if he attends meeting next month.

**Wash Clean Up Request**

I sent the attached document to Odessa Draheim, Ward 2 office, requesting the clean up.

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## **V. New Business**

A. Proposal to remove the fencing surrounding the former tennis court

- The goal is to add amenities to that area at a pace the HOA can manage. The first stage would be to address the fence. There is electricity running along the fence. After meeting with two electricians, the conclusion was we should check with fence companies first and then address the electrical. Alicia has names of 3 fence companies. Once we have their opinion and a price for work, and add the electrician's cost, we can decide to do it or to wait.
- Mina and Melissa agreed to start the process. John is interested in what fence company has to say.

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#### **VI. Owner Comments**

- Kara says thank you all.

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#### **VII. Next Meeting**

- A. Board Meeting Wednesday, October 14, 2020 at 6:30 PM
- B. Budget 2021 special meeting Monday, October 19, 3 PM

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#### **VII. Adjournment**

- **There being no further items of business, the meeting adjourned at 8:15 p.m.**

	Term Ends	Phone	Cell	Email
<b>Alicia Navia</b> , President	2022		614-507-4067	Ainavs319@gmail.com
<b>Mina Reeder</b> , Vice President	2022		520-979-1267	Minareeder1896@comcast.net
, Treasurer				
<b>Melissa Mora-Lovelady</b> , Secretary	2021		520-975-7623	dplanck@q.com
<b>John Steffens</b> - Director	2022		808-230-1294	abramsm@gmail.com
<b>Donna Wood</b> , CMCA, AMS		298-2146		donna@pinehurstproperties.net