

Fountain Park Homeowners Association
Board Meeting Minutes
Wednesday, May 13, 2020 at 6:30 p.m.
Virtual Meeting

Attendance:

Board

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

Staff

X **Donna Wood**, Pinehurst Properties

OWNERS:

Jay Williams
Patty Popp

Kara Scott
Judi Dalton

I. Call to Order

A quorum being established with four members present, the meeting was called to order at 6:39pm by President Alicia Navia. Alicia referenced Governor Ducey's stay at home order and asked everyone to mute their sound unless they were speaking.

Alicia informed us Kate Avery resigned May 7th due to health problems. Alicia spoke with her and thanked her for service.

II. Approval of Minutes

A motion was made and seconded (Navia/Lovelady) to approve the March 11, 2020 Board Meeting minutes as amended. After the discussion by the Board, motion was open to the floor. Motion passed.

Correction-Sorraiyya Beheshti's name was misspelled in the March 11 minutes. There was a discussion as to whether Sorraiyya was in attendance since she is not listed as being in attendance. Alicia noted that the minutes reflect she asked for Splash to be turned in by March 15th. Joelle Coffman's and Karen Plemons's names were also misspelled.

III. Financial Report (Donna Wood)

March Financials

| | |
|-------------------|----------------------|
| Income | \$ 13,211.53 |
| Expenses | \$ <u>15,396.83</u> |
| Net Income | (\$ 2,185.30) |

| | |
|---------------------|----------------------|
| Operating Account | \$ 52,377.83 |
| Reserve Account | \$ <u>64,286.25</u> |
| Total Assets | \$ 116,664.08 |

Expenses:

Administrative: Under budget by \$1,290.04. There were no legal fees incurred and postage and copies were under budget by \$134.21.

Maintenance: Over budget by \$4,660.97. The biggest hit was the pest control for \$8,977.50. (however, that will balance out during the year as we have the money budgeted). No monies were spent in tree trimming and irrigation or M&R of the fountain & pressure washing, lighting or painting. General M&R was under budget by \$153.73, janitorial under budget by \$111.67 and pool service under budget by \$71.53. YTD we are still under budget by \$1,568.77.

Utilities: Over budget by \$182.90. Over budget on electricity by \$268.68; under budget on gas by \$4.53; over budget on internet/security by \$70.23; and under budget on water by \$115.48.

Reserve Contribution: \$3,400.

Reserve Account Expenses: None for March.

April Financials

| | |
|-------------------|--------------------|
| Income | \$ 13,274.13 |
| <u>Expenses</u> | \$ <u>7,539.87</u> |
| Net Income | \$ 5,734.26 |

| | |
|------------------------|----------------------|
| Operating Account | \$ 53,698.84 |
| <u>Reserve Account</u> | \$ <u>65,489.02</u> |
| Total Assets | \$ 119,187.86 |

Exceptions

Income: We are over budget on dues by \$693.32. Some of this is prepaid income.

Expenses:

Administrative: Under budget by \$1,471.20. There were no legal fees incurred, no meeting minutes for April taken because there was no meeting, postage and copies were only \$2.96, and no security expense.

Maintenance: Under budget by \$368.64. We had a few areas over budget, the biggest being the M&R general which was over budget by \$795 for the Accurate backflow for \$55 (for backflow located at 1781 N Fountain Park Dr), Rich's HandymanService for \$135 (removed broken park bumper, inspected light fixture and repaired stucco on pool gate post), and J-Six Plumbing for \$905 (installed 1" backflow meter). Jones Electric replaced a light on parking area pole light. Most other items were under budget or monies not spent in category.

Utilities: Over budget by \$146.71. Over budget on electricity by \$266.90; under budget on gas by \$30.53; under budget on internet/security by \$94.62; and water running very close to budget with only \$4.96 over.

Reserve Contribution: \$3,400.

Reserve Account Expenses: Ramada repair and upgrade for \$2,205 for the garage floor coatings.

IV. Reports

A. Landscaping (*Alicia Navia*)

- Ongoing routine maintenance of weed control, limb and debris pick up.
- Most if not all mistletoe removed and removing tree suckers is ongoing
- All exercise stations have been removed with no trace they were there.
- Lawn has been sprayed for crabgrass control; it's being watered, cut and fertilizer has been added.
- A natural barrier of agaves and other cacti has been planted and is ongoing at the open north end of the park. Committee members have been watering the transplants until they get established. The idea is to discourage entrance and exit from that point.
- Non-native trees and shrubs are being watered 3 times a week for an hour, and established mesquites and Palo Verdes are now being watered once per week for 3 hrs. to be weaned to possibly once per month if conditions are favorable.
- Ground squirrel control continues every other week, as well as insect control both in the park and in the pool area.
- There have been several irrigation problems both at the west entrance island and in the park. The latter because of rodents; former tree roots pinched lines; all repaired.
- Back flow valve at the parking lot entrance had to be replaced because of a leak; it had been repaired the previous day. The insulated cover was replaced.
- The septic tank in front of the restrooms was pumped and enzymes were added. It had been 3 to 5 years since the last maintenance. It should be another 5 years before it has to be done again.
- Kara Scott asked if we could add more agave on the northside (outside) of our chain link fence at the 2 places people enter from the wash or the desert area.

B. Pool (*Melissa Lovelady, Alicia Navia*)

- Backflows are required to be inspected, repaired (if necessary) annually per COT
- Accurate performed the test found there was leaking, they replaced the rubber & cleaned.
- Landtamers discovered that the backflow was still leaking.
- J-Six Plumbing was called and installed the new device. (Because it is a new meter number, a new permit had to be pulled and registered with COT.
- The board decided that the charges with Accurate should be disputed since the repair was not done adequately and the leaking was persistent. A refund will be requested for the \$55 test, \$53.86 rubber assembly, and \$20.09 for a spring.
- The new ramada floor was installed by Garage Floor Coating at the end of March/beginning of April. The new floor looks good, installation went smoothly, and the new surface is non-skid and easy to clean.
- The lock on the men's restroom door was replaced at the end of March as the old one had fallen apart.
- The on-site visit with the ROC inspector related to the complaint FPHOA filed and scheduled for April 14 had to be re-scheduled once again for April 21. The inspector examined each item in the complaint, which included the cracks in the decking surface, the dimensions and condition of the deck drains, the sanitation system among other items. The ROC has issued a directive to repair the cracked deck surface.

- Imperial Pools' subcontractor began work to repair the cracks on Monday May 11. The job will continue until Friday 5/15.
- The Board is planning to hold an Executive meeting in closed session (as permitted by AZ Statutes) to consider the possibility of getting legal advice regarding information that was revealed as a result of the ROC complaint.
- The pool has remained closed as a result of pandemic related mandates issued by the State and local governments, although the Governor is now allowing public and semi-public pools to open effective May 13.
- The issue for Fountain Park is how to best implement the guidelines and regulations, upon which our permit to continue to operate will depend, given that we have no staff or personnel assigned to the pool area.
- We have a pool committee, which Carol West has agreed to be a part of, which will create an implementation plan. It will then be presented to the Board for consideration and probable approval.
- All in attendance agreed that a special meeting could be called to hear that plan for probable approval.

C. Security (John Steffans)

- No report

D. Hospitality (*Kara Scott*)

- Two new owners. She has welcomed one and will try to welcome the other one.

E. ACC (*Mina Reeder*)

- Lot 30 wanted to install another light. He submitted plans but due to the canceled meeting in April the required time for the board to answer, expired therefore he proceeded. Per Mina, he understood the delay. Rules state it has to be brass. It appears black. Donna remarked that she reminded him both light fixtures need to match.
- Lot 20 added pavers then they submitted a request to ACC. Mina motioned to allow. Lovelady seconded.

F. Newsletter (*Sorraiyya Beheshti*)

- Per Alicia, Sorraiyya asked May splash be turned in by 4pm Sunday, May 17, 2020.
- No report

G. Management Report (D. Wood)

In Escrow

Escrow Date: 3/01/2020-5/07/2020

| New Owner | Unit Address 1 | Lot # | Previous Owner | Process Date | Escrow Date |
|----------------------|--------------------|-------|-----------------------------|--------------|-------------|
| James & Kelly Copley | 1816 N. Evelyn Ave | 21 | Kevin & Virginia Harrington | 4/24/2020 | 4/17/2020 |
| Lydia R Deets | 9070 E Seneca St | 147 | Herman Betz | 4/8/2020 | 4/1/2020 |

Miscellaneous

A homeowner sent pictures of a bench in the park that could cause injury. Handyman Rich Waldren will be out next week to replace the bench and repaint the picnic table and benches.



V. New Business

- Mina asked about a new board member due to Kate's resignation.
- Alcia confirmed that we do need another.
- Mina suggested we talk to people.
- Patty Popp asked about putting notification in the Splash and sending out a community email.

VI. Owner Comments

None.

VII. Next Meeting

June 10, 2020 at 6:30 PM ESCH Room A, tentatively

VII. Adjournment

- **There being no further items of business, the meeting adjourned at 7:54 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 |
| Melissa Mora-Lovelady, Secretary | 2021 | | 520-975-7623 | dplanck@q.com |
| John Steffens - Director | 2022 | | 808-230-1294 | abramsm@gmail.com |
| | | | | |
| Donna Wood, CMCA, AMS | | 298-2146 | | donna@pinehurstproperties.net |
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