

Fountain Park Homeowners Association
Board Meeting Minutes
Thursday, October 19, 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:

Judi Dalton

Kara Scott

Karen Plemons

Leslie Black

Carol West

Sorraiyya Beheshti

Dario Navia

Su Brazie (Brazelle?)

Joanne (Karolzak?)

I. Call to Order

A quorum being established, the meeting was called to order at 6:43 p.m. by President Alicia Navia.

II. Approval of Minutes

A motion was made and seconded (Callahan/Lovelady) to approve the September 21, 2022 Board Meeting minutes as presented. Motion passed.

A member questioned the accuracy of property border and owner responsibility in the owner comment section of previous minutes. Minutes were declared accurate.

III. Financial Report (Ann Ochse)

A. September 2022 Financials

According to bank statements, Fountain Park Homeowners' Association had \$69,316.39 in the operating account and \$174,219.25 in the reserve account, for a total of \$243,535.50. This is an increase of \$3,610.59 over August balances.

- Administrative expenses were under budget projections for the month in the amount of \$940.36. Lower expenses were primarily due to a decrease in legal fees and postage. State Farm Insurance was paid an annual premium in the amount of \$2,726.
- Total maintenance expense was over budget for the month by \$689.60 caused by an increase in pool supplies and the board's request to move the cost of roof recoating into operating as a maintenance item.
- Utility expense was under budget for the month by \$83.12 Overall, utility expenses have been under budget projections for the year by \$1,668.32.

Our operating net income, according to the bank statement, for the month of September is (\$3,387.54) resulting in a net loss for this month. This is because a homeowner overpaid their dues by more than \$7000 and this had to be refunded.

The operating account shows a cumulative net gain for the year of \$22,871.53.

The reserve bank account has an ending balance of \$174,219.25. The monthly \$3,485 transfer from operating was made on September 20, and the reserve account earned \$28.27 in interest. No expenses were paid out of the reserve during the month. We are doing well financially.

B. 2023 Final Draft Budget Approval

Ann explained the 2023 budget, pointing out changes from last year

Income	\$203,707 (including \$45,000 cash from 2022)
Expenses	\$113,672
Net Income	\$ 90,035

Administration Expenses

Insurance increased slightly.

Annual meeting and meeting minutes increased slightly.

Postage & copies increased slightly due to USPS increase.

Maintenance Expenses

Tree trimming was increased from \$1,700 to \$2,300.

New Pool service & supplies contract bills service and supplies separately, so service decreased by \$500 while supplies increased by \$500.

Janitorial services increased slightly.

Pool gate repair \$1,000.

Utilities

Utilities increased overall by \$900 due to utility services yearly increases and possibility of surcharge for water use next year.

Reserve Account

Capital monthly deposits increased to \$3,753 for a total of \$184,646 for the year.

Capital Expenses	\$ 80,000 (Recreational amenities)
	\$ 2,701 (Pool furniture replacement)

Total Cap Expenses \$ 82,701

Year-End Capital Bal \$147,239

A motion was made and seconded (Navia/Lovelady) to approve the 2023 Financial Budget as presented by Ann Ochse. Motion passed.

Alicia asked if monies to pay for remodels should be included in the 2023 budget as some expenses will likely not be paid until next year. Ann responded some would come out of this year's Reserve Funds and some out of next year's Reserve Funds. Christy clarified that since the money is already allocated, it can be moved to next year's Reserve Account if not used by the end of this year. No adjustments will be made to the 2023 budget.

A. Landscaping (*Claire Callahan*)

- Park and Wrightstown Road are looking good due to tireless work of crew and Mesquite pods having run their course.
- Crew works diligently to keep up with repair of the irrigation system as squirrels keep chewing on it. Round tail squirrels reproduce in January thru March so Claire wants to change squirrel control service to begin in January, at the start of their reproductive season, and run through August.
- The Board is seeking bids for refurbishment or replacement of boards for park tables and benches.
- We will be replacing swing chains and possibly the swing seats as well.

A motion was made and seconded (Navia/Ochse) for Horn Pest Control to change the squirrel control schedule to January-August. Motion passed.

- We are waiting for more bids for tables and benches.
- Alicia emphasized that all the boards for tables and benches need to be replaced, rather than as needed. There was a short discussion on whether to use wood or plastic boards for tables and benches. Kara mentioned a program using recycled materials. Leslie suggested different types of seating more comfortable than benches. Melissa requested ideas be sent to the Board for consideration.

B. Pool (*Alicia Navia*)

- Pool's water heater was turned on the last week in September and will remain on until November 1. There have been no issues with the pool.
- On September 27 a Garage Floor Coatings representative inspected the unacceptable finish on two sections of the Ramada floor and concluded the issue was due to operator error in applying the final coat. Once the season is over, the plan is to remove the coating, check the condition of the chip application, and reapply the coating. It may be necessary to remove all material down to the concrete in those sections and then refinish those two sections. There will be no additional cost to HOA.
- Restroom remodeling proposals:
 - o Received a bid to replace sinks, toilets, vanities, light fixtures and showers. Shower area may need to be regouted in sections and resealed.
- Pool gate rewiring proposals: Integra - \$2,071.32; waiting for another bid from Central Alarm.

C. Security (*John Steffens*)

- Abandoned vehicle was towed.

D. Hospitality

- We are in need of neighborhood greeters. Su Brazie (Brazelle?) and Joanne (Karolzak?) volunteered.
- There will be a yard sale on the 29th and Little Free Library celebration at 3 PM at the park.

E. Governing Docs Revision (*Judi Dalton*)

- Final Draft of Summary of revised CC&Rs
 - o Judi reported the CC&Rs have been separated from the R&Rs, and are waiting for Board approval.

A motion was made and seconded (Ochse/Navia) to approve the revised CC&Rs and Rules and Regulations Summary pages. Motion passed.

- Revision of Rules & Regulations
 - o We need a committee head and members. Judi volunteered to be on the committee and Ann to be the Board liaison.

F. ACC (A Ochse, C Callahan)
 Lot 132 – Garage Door
 Lot 132 – Window Replacement

A motion was made and seconded (Callahan/Lovelady) to approve the garage door provided it has no windows and the window replacement for Lot 132. Motion passed.

G. Newsletter (*Sorraiyya Beheshti*)

- Reports for October *Splash* edition are due to Sorraiyya by 5 PM Sunday, October 23. Please send in a timely manner.

H. Compliance (*M. Lovelady*)

- No report.

I. Recreational Committee (*Alicia Navia*)

- Construction and electrical proposals:
 - o Dario is waiting for information from electrical contractors. Coordination between contractors and engineers is a difficult process.

J. Management Report (*Christy Johnson*)

In Escrow

9/1/2022-9/30/2022

Escrow Date:

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
Andrea Meyer	8981 E Seneca St	65	Elsie Meyer	9/15/2022	9/1/2022

September 2022 Financials

Operating account: \$ 65,031.39
 Reserve Account: \$178,504.25
Total Assets: \$243,535.64

Exceptions to August Financials:

Expenses

Administrative Expenses: Under by \$940.36. Postage and copies under budget by \$74.80. Legal fees are under \$833.33.

Maintenance Expenses: Over budget by \$689.60 due to fountain chemicals being charged.

Utilities: Under budget by \$83.12. Water was under budget by \$151.11.
Total Operating Expense for September is \$10,465.78 Under budget
YTD by \$15,250.90.
Reserve Contribution is \$3485.

Reserve Expense: None

ARC

- Lot 132 – Garage Door
- Lot 132 – Window Replacement

V. Old Business

- October Community Yard Sale and Little Free Library celebration set for Saturday, October 29, 2022. Details are in the September Splash.

VI. New Business

None

VII. Owner Comments

- Carol West would like to know of people who have lived in FP for 25 years or more to interview them as research for the 40 year celebration of the community. Carol asked for volunteers interested in history to serve on the committee for celebration.
- Leslie Black expressed concerns about a particular short term rental property being used by individuals for drug trafficking and distribution, after a police raid uncovered large amounts of drugs, weapons, ammunition and cash at the home. She would like the HOA to have details about those renting short term. The HOA is bound by applicable privacy restrictions. Alicia and John were made aware by management of issues at this house. Christy clarified Pinehurst does have rental forms, monitors rentals and the fine for violations is 2 times the rent. The Board reported the recently approved CC&Rs had been revised to eliminate rental periods of less than 30 days. The Board, management and members determined to be vigilant regarding criminal and illegal activities in the community.

VIII. Next Meeting

November 16, 2022 Meeting at 6:30 p.m. via Zoom

VIII. Adjournment

- **There being no further items of business, the meeting adjourned at 9:01 p.m.**

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

Christy Johnson , CMCA, AMS	298-2146		christy@pinehurstproperties.net