

**Fountain Park Homeowners Association
Board Meeting Minutes
Wednesday, September 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
- A John Steffens**, Member at Large

Staff:

- X Donna Wood**, Managing Associate

Independent Contractor

- X Joan Groom**, Meeting Minutes

**Sorraiyya Beheshti
Kara Scott
Sandy Beatty**

**Carol Decker
Dario Navia
Ben & Michelle Manning**

I. Call to Order

A quorum being established with 4 members present, the meeting was called to order at 6:34 p.m. by President Alicia Navia.

II. Approval of Minutes

A motion was made and seconded (Ochse/Reeder) to approve the July 14, 2021 Board Meeting minutes as presented. Motion passed unanimously.

III. Financial Report (*Ann Ochse*)

- A. As of August 31, 2021, FPHOA had \$82,606.92 in the operating account, which was less than the \$83,579.68 in the operating account on July 31. There was \$118,008.86 in the reserve account, reflecting deposits for both July and August. Fountain Park's total funds for July and August were \$200,615.78.
- Income for the month of July was under budget by \$216.76 due to a shortfall in payment of monthly dues. In August the income was over budget by \$338.37, due to Interest income as well as more people paying dues than projected. We currently show \$1,411.78 in excess of expected income for the year.
 - Administrative expenses were under budget for the month of July by \$608.73 and under budget for the month of August by \$1401.01, in spite of increased legal fees due to revision of the governing documents. Administrative expenses remain under budget for the year by \$2,759.60.
 - Total maintenance expense remains under budget for the year by \$10,920.37. Budget variances on a monthly basis under maintenance cannot be assessed because the budget allocations are not consistently applied. An additional \$100 was paid to Horn Pest Control for termite control warranty renewal.
 - Utility expense was under budget by \$310.48 for the month of July and under budget by \$631.51 for the month of August, due to water & sewer expense being significantly under

budget. Utilities for the year are under budget by \$389.60 due to this decrease in expenditure.

Total expenses year-to-date are \$14,069.47 under budget. Fountain Park operating net income, that is income after expenses, for the year is \$15,481.35.

\$3,400.00 was transferred to the reserve account in July and in August, which earned \$14.61 interest for the month of August.

B. Scheduling of Meeting for 2022 Budget

Tentatively scheduled for September 27, late morning.

IV. Reports

A. Landscaping (*Alicia Navia*)

- Weekly weather-related cleanup of debris, as well as cutting and spraying of weeds.
- Large branch of Mesquite took out a parking lot flood light, which has since been replaced.
- Irrigation system has been off since the beginning of July, resulting in a lower water bill.
- Lantanas continue to be watered.
- Board approved \$785 for tree removal, which apparently has been done since the bill was received. Alicia would like a list of trees removed and to review the area before paying the bill. She will let Carrie & Donna know when it is approved for payment.
- A new street address sign for the park area was ordered for \$101. It will be ready tomorrow morning.
- Ann asked who owns the Wash. Alicia said it is part city/part county/easement at perimeter belongs to FP. Ann suggested putting riprap to retain. Alicia responded that permission needs to be granted and referred to the August and September 2019 minutes and Splash issues, with detailed reports by Mary Duerksen. There are very few options and recommendations cost up to \$500,000.
- Ben inquired about just filling in the washed out pocket. Alicia mentioned cutting trees down but leaving roots to contain erosion. We could plant with Mesquite and Palo Verde trees, which would be less expensive than fencing.
- There is further erosion of the north park perimeter along Tanque Verde Wash because of heavy rainfalls.

B. Pool (*Alicia Navia*)

- Usage is steady, and there have been no incidents. Skimmer baskets are filling up easily. Alicia reminded people who empty the baskets to be sure contents are placed in trash can.
- The rope attached to the flotation device was replaced.
- There was a restroom plumbing issue in July. Toilets are old and parts to repair are sometimes difficult to find. Board might want to replace toilets at the end of October when the pool closes. Perhaps also consider replacing the sinks and shower heads.
- One metal table is wobbly and should also be replaced. Ann mentioned costs could come from Maintenance.

C. Security (*John Steffens*)

- No report.

D. Hospitality (*Kara Scott*)

- Kara and Andy are meeting new homeowners.

E. ACC (*Mina Reeder*)

- Donna reported Lot 55 is working on solar with their installer.
- Mina is concerned owners are not submitting ACC requests for work being done and will put a notice in the Newsletter regarding required submittal for ACC requests.

F. Newsletter (*Sorraiyya Beheshti*)

- Reports for the September *Splash* edition are due to Sorraiyya by 4 PM Sunday, September 12th. Please send in a timely manner.

G. Compliance (*M. Lovelady*)

- No report.

H. Recreational Committee (*Melissa Mora-Lovelady*)

- Bids to remove former tennis court area fencing and lighting
 - Gregg Brubaker (ProYard)- \$8,500
 - Cat Claw Contractors - \$5,500 – verbal bid

A motion was made and seconded (Reeder/Navia) to approve ProYard to remove fencing and lighting at tennis court area with provision payment not be made until job completed and refund from scrap metal is known. This job is to be paid from the Reserve Account. After discussion by the Board, comments were open to the floor. Motion passed.

- It was noted we need to be sure there is no damage to the park path's metal edging
- Novak bid was reduced to \$4,900. We will have drawings, which will be owned by FP, in a few weeks. Further discussion will take place at the next meeting.

I. Street Reconstruction (A. Ochse)

On August 31, Carol West, Chairperson of the Street Committee, Alicia Navia, and Ann Ochse met with Diana Alarcon, Director of Tucson Department of Transportation (TDOT), Ward 2 Council Member Paul Cunningham, and Ward 2 staff regarding the reconstruction of Fountain Park's streets. We were told that the project has been sent to engineering and is in the design phase. This is very good news for residents of Fountain Park!

Committee members discussed the sinkhole at Evelyn and Seneca, as well as the soft spot on the Waverly and Fountain Park intersection and the washout of pavement at Lester Street and Ricardo Small Wash. These items were all quickly repaired by TDOT. Ms. Alarcon said she would have department engineers look at these places before reconstruction begins. The material to be used to reconstruct the streets has a fiber component that enables it to stretch, as with the weight of big trucks, and then regain its shape.

Ms. Alarcon said that as TDOT gets closer to initiating the project, they will place flyers on everyone's front door that will include a schedule of when each street will be paved. When their street is repaved, homeowners need to have their vehicles off the streets. Although there may be a slight inconvenience to residents, the street reconstruction will be beneficial both in terms of property values and in terms of improved accessibility.

At the time we met with Ms. Alarcon and Ward 2 staff, the project had not been let to bid. On September 7, Carol West was notified by Ward 2 that they were able to financially combine our street project with another already in process. However, the contractor could not begin in October, so we are looking at a project date initiation of November to January. Everyone will be notified when the date is decided.

The Street Reconstruction Committee and the HOA board will continue to work closely with Fountain Park residents and TDOT to try to minimize inconvenience and facilitate timely street reconstruction. During roadwork, there could be temporary parking permits issued for parking lot for residents who need to use it for parking.

J. Governing Docs Revision (*Donna Wood*)

- Presentation of draft of revisions to ByLaws & CC&Rs
Judi Dalton is chair of this committee and is in Venice, Italy
- The committee met on August 3rd via a Zoom meeting with Kaycee to review all the revisions and discuss any other items.
- We went over those and have a DRAFT we have submitted for the Board and then will submit to the community to review.
- We have submitted for this Board meeting. Two board members were appointed to serve on this committee: Mina Reeder and Ann Ochse. However, Mina dropped out.
- Board members have questions and will meet with the Committee and attorney to address these issues at a date to be determined. Donna will check schedules for attorney, Judi, Ann & Lois.

K. Management (*Donna Wood*)

New Homeowner Report

Escrow Date: 7/1/2021 – 9/2/2021

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
Benjamin & Michelle Manning	8951 E Seneca St	48	OP SPE PHX1, LLC	7/30/2021	7/26/2021
Carmen Scheiber & Sandra Overla	1773 N Wrightstown Pl	166	Brent & Sally Brown	7/26/2021	7/21/2021
Shelly & Jeff Johnson	9021 e Waverly St	141	Sean D'Addamio	7/8/2021	7/1/2021

August, 2021 Financials

Operating account: \$ 82,608.92

Reserve Account: 119,008.86

Total Assets: \$ 200,615.78

Exceptions to August Financials:

Expenses

Administrative Expenses: Over Budget by \$1041.01. The legal fees for the with Kaycee Wamsley at \$2540.33 over budget for Revisions Project.

Maintenance Expenses: Under budget by \$661.83. Pool service is slightly higher.

Purchased the replacement light to be installed in the parking lot (knocked down by a tree). M & R janitorial is over by \$68.33 and M & R general is over by \$408.75 \$106.75

for garbage bags, bathroom towels & cleaning supplies and \$302.50 to handyman

Aaron Marly to adjust the pool gate and find the power source to replace fallen flood light.

Utilities: Under budget by \$631.61 All utilities were under budget.

Total Operating Expense for August is under budget by \$2,334.45 and YTD under budget by \$14,069.57

Reserve Contribution is \$3400.

Reserve Expense No reserve expenses for the month of August.

Governing Documents Revision - updates

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Floor Repair

Reminder that **Matt Rice** (520-269-3866) of **Garage Floor Coatings**. I will call to reschedule since he stated monsoon should be over and humidity back to low numbers soon. Alicia reported the bubbles are gone, but still needs to be looked at.

We will need to order a pool area table soon. Earlier this year we ordered some pool furniture that John Steffens put together.

The monsoons have taken their toll on the park area, pool gate, lights downed, etc. Damage to Lester Rd at the Ricardo Small wash reported to the City of Tucson. Alicia reported the retaining wall is cracked but holding.

V. New Business

- Scheduling performance appraisal/contract review of Pinehurst Properties and Landtamers.
- Ann would like Management Company and landscapers to be evaluated per their contracts. She has made an evaluation form using items from the Pinehurst contract and asks the Board to rate Pinehurst's performance. Ann will send forms to the Board to complete and discuss at the next Executive Session. Alicia would like the Landscaping Committee, as well as board members to evaluate the landscapers with a similar evaluation document.

VI. Owner Comments

- Alicia reported there was an inquiry about having a community October yard sale. Board prefers not to sponsor the yard sale yet because of COVID and the CDC recommendations.

VII. Next Meeting

September 27 - tentative Budget meeting, late morning
October 13th at 6:30 PM via Zoom

VIII. Adjournment

- **There being no further items of business, the meeting adjourned at 7:49 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	2022		808-230-1294	abramsmp@gmail.com
Donna Wood, CMCA, AMS		298-2146		donna@pinehurstproperties.net

