

**Fountain Park Homeowners Association**  
**Meeting Minutes**  
**Wednesday, May 9, 2018 at 6:30 p.m.**  
Eastside City Hall Room A

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**Present:**

**Board:**

<u>A</u>	<b>Beau Alexander</b> , President
<u>X</u>	<b>Paul Earls</b> , Vice President
<u>A</u>	<b>Kate Avery</b> , Treasurer
<u>X</u>	<b>Barbara Lehmann</b> , Secretary
<u>X</u>	<b>Alicia Navia</b> , Member

**Staff:**

<u>X</u>	<b>Donna Wood</b> , Pinehurst Properties
<u>X</u>	<b>Joan Groom</b> , Meeting Minutes

**Residents:**

<u>X</u>	<b>Kay LaPlante</b> , Lot 13	<u>X</u>	<b>Thomas Terrell</b> , Lot 29
<u>X</u>	<b>Thomas Sinard</b> , Lot 127	<u>      </u>	
<u>X</u>	<b>Darlene Earls</b> , Lot 59	<u>      </u>	

**I. Call to Order**

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A quorum was established and the meeting was called to order by Paul Earls at 6:30 p.m.

**II. Homeowner Input**

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There were no comments by homeowners present.

**III. Minutes Approval**

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**A motion was made and seconded (Navia/Lehmann) to approved the April 11, 2018 Board Meeting Minutes. Motion passed.**

**A motion was made and seconded (Navia/Lehmann) to approve the Special April 28, 2018 Meeting Minutes. Motion passed.**

**A motion was made and seconded (Earls/Navia) to approve the April 28, 2018 Emergency Board Meeting Minutes (with B. Alexander's amendments). Motion passed.**

**IV. Treasurer's Report**

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▪ April Financial Report:

➤ Operating Account	\$ 24,743.59
➤ Reserve account	\$147,011.40
➤ <b>Total Assets</b>	<b>\$171,754.99</b>
➤ Income	\$12,185.22
➤ Operating Expenses	\$ 6,965.27
➤ Net Gain	\$ 5,210.95
➤ Reserve Funds used	\$12,210.06

**A motion was made and seconded (Earls/Navia ) to approve the April Financial Report. Motion passed.**

## **V. Committee Reports**

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### **A: President's Report** (Earls for Alexander)

- The light right outside the storage room broken when the wind hit the door and snapped the chain, which hit the light. It was repaired by Beau Alexander.
- The Grape Myrtles have been planted and are doing well. A map is being drawn up for easier location of the 1/2" poly line.
- The poly lines are getting old and leaks create unpredictable water loss. The Wednesday crew can fix infrequent, simple repairs and we are not charged, but that limits the time crew spends maintaining the grounds. We need to control what we can.
- Board minutes and The Splash are now posted in a more timely manner on the Webpage.
- The backflow regulator is not up to code. One was replaced for \$835. The other can be repaired and will cost less.

### **B: Landscaping Committee** (Earls for Alexander)

- Two leaks were fixed. Irrigation repairs cost \$45 per hour.
- The leaks were apparently watering the lawn, which became dry when the leaks were repaired. The whole lawn is in need of more water.

### **C: Pool Committee** (Navia for Alexander)

- Imperial Pool fixed 2 leaks at the NW corner of the pool and discovered the integrity of the concrete had been exposed to leaking for a long time. They concluded the pool needed to be re-plumbed. This changed the scheduling, which changed the original contract.
- They need to dig trench around the perimeter of the deck for new pressure and suction pipes, run new lines to the skimmers and jets and replace the pipes in the equipment room.
- More work is required, but to get the pool open in a timely manner, the other work will be done in November.
- The pool will be drained for a day to drill for pipe lines.
- Doing the work in November will eliminate subjecting the pebbles to high temperatures and allows time to select the proper tiles.

### **C: Security Committee** (Alexander)

- Nothing to report.

### **D. Community Events**

- Donna Wood suggested having a pool opening celebration on Memorial Day weekend.
- Ice water and watermelon could be provided by the HOA.

### **F: Community Manager's Report** (Donna Wood)

**New Owners** – There are no new homeowners during this cycle.

### **A: April Finances**

<b>Operating Account</b>	<b>\$ 24,743.59</b>
<b>Reserve Account</b>	<b>\$147,011.40</b>
<b>Total Assets</b>	<b>\$171,754.99</b>

### **Expenses**

**Administrative:** Meeting expense is from the coffee and donuts for the special meeting. Also the high postage and copies for the special meeting mail out. (Only \$230 over budget in the administrative category.)

**Maintenance:** Maintenance is under budget for the month by about \$4,100. However, maintenance and repair general was mostly from backflow testing and repair.

**Utilities:** Under budget by \$396.00. We have not turned on the gas to the pool yet. Maybe we won't have it for spring.

**Reserves:** Backflow meter rebuild: \$877.12; landscape improvements: \$2,316.77 for the 4 Mastic trees and the Crepe Myrtle trees. We have paid deposits for Imperial Pools for all the work: \$7,700, for the replumbing and the repair of the suction and pressure leaks.

### **Swimming Pool:**

This is the biggest issue. With the age of the system, the entire plumbing system needs to be replaced. Tuesday they started at about 6:30 a.m. They will drain the pool (it is already cracked) and on Wednesday drill out the old returns and get the new ones installed. Because of time constraints, we will forego the crack repair until the fall. We will see as things progress!

### **Special Meeting April 28<sup>th</sup>**

The decision for the special assessment did not get approved. The vote tally sheet is attached.

### **Insurance Meeting from April 3<sup>rd</sup>**

Out insurance premiums will be reduced by about \$250 annually.

### **Compliance Report**

A non-compliance report from inspections done on May 2<sup>nd</sup> is attached. Most of the painting is done with a few exceptions who have asked for extensions until the end of the month. Overall, the community looks great.

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## **VI. New Business**

Paul Earls asked if there is a contract to take out the perimeter of the basketball court. Donna replied a plan was in place and Paul requested work begin on that project.

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## **VII. Next Meeting**

- 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:
  - **Wednesday, June 13, 2018 at 6:30 p.m.**
  - Wednesday, July 11, 2018 at 6:30 p.m.
  - Wednesday, August 8, 2018 at 6:30 p.m.
  - Wednesday, September 12, 2018 at 6:30 p.m.
  - Wednesday, October 10, 2018 at 6:30 p.m.
  - Wednesday, November 14, 2018 at 6:30 p.m.
  - Wednesday, December 12, 2018 at 6:30 p.m.

### **VIII. Adjournment**

**There being no further items of business, the Board adjourned the meeting at 6:55 p.m.**

#### **Board Members**

<b>Name</b>	<b>Term Ends</b>	<b>Phone</b>	<b>Email</b>
Beau Alexander, President	2020	751-9704	<a href="mailto:bjalexander2@centurylink.net">bjalexander2@centurylink.net</a>
Paul Earls, Vice President	2019	885-3086	<a href="mailto:darandpaul@aol.com">darandpaul@aol.com</a>
Kate Avery, Treasurer	2019	612-5707	<a href="mailto:kateavery@comcast.net">kateavery@comcast.net</a>
Barbara Lehmann, Secretary	2019	237-2140	<a href="mailto:bhlehmannaz@cs.com">bhlehmannaz@cs.com</a>
Alicia Navia, Member at Large	2020	614-507-4067	<a href="mailto:ainavs319@gmail.com">ainavs319@gmail.com</a>
Donna Wood, Management Agent		298-2146	<a href="mailto:Donna@pinehurstproperties.net">Donna@pinehurstproperties.net</a>