

# Fountain Park Homeowners Association

## OPEN BOARD MEETING MINUTES

Wednesday, October 10, 2018 at 6:30 p.m.  
East Side City Hall

**Present:**

X Beau Alexander, President  
X Paul Earls, Vice President  
X Gerry Crow, Secretary  
X Kate Avery, Treasurer  
X Alicia Navia, Director at Large

X Donna Wood, Pinehurst Properties

**I. Call to Order.** Quorum present and meeting called to order by the President at 6:30 p.m.

**II. Minutes Approval.** September 12, 2018 minutes were read and approved as amended.

**III. Financial Report.** For the period ending September 30, 2018:

Income	\$2,801.89	Operating Acct	\$20,078.07
Expenses	<u>\$10,023.35</u>	Reserve Acct	\$146,285.94
Net	\$2,778.54	Reserve Expense	<u>\$1,801.16</u>
		<b>Total Assets</b>	<b>\$164,562.85</b>

**IV. Committee Reports.**

**A. President's Report, Landscaping & Newsletter.** (B. Alexander)

Old fitness stations will be removed by the landscape crew as they become unserviceable. Barbeque grills will be cleaned and refinished by the Pinehurst handyman. The wrap around frontage block wall east of the Ricardo Small Wash is the common area and needs repair and paint.

**B. Pool Committee.** (G. Crow)

Phase 2 begins Nov 5 and work summary was given.

**C. Security.** (Paul Earls)

Two security gate bids were deemed cost prohibitive.

**D. Community Events/Hospitality.**

Committee members will be asked if interested in reviving hospitality visits to new owners.

**E. Architectural Compliance Committee (ACC).** (K. Avery)

No submissions received.

**F. Management Company.**

Pinehurst Properties is the only Tucson property management company that pays \$100 to HOA clients from buyer transfer fees. Pinehurst has paid \$600 to Fountain Park in 2018 (six new owners).

**G. Sport Court Alternative (Plan B).** (D. Navia)

Presentation to be given at the November meeting.

**V. Old Business.**

**A. Updating the Magnetic Card System.** No new information.

**B. Community Yard Sale.**

Signs to be placed at entrances and near mail boxes.

**C. Reserve Study.** Revision expected Oct 12, 2018. The treasurer also related facts under AZ 33-1806 Resale of Units regarding the information and documents that must be provided to the purchaser.

**VI. New Business.**

**A. HOA Minutes Protocols.** Minutes to be read aloud/amended as needed for approval. Owners may request DRAFT minutes by emailing the management office. Consensus agreed to continue motion process with exact words and the person who made the motion, then who seconded the motion and then a roll call vote (who vote for, against or abstained).

**B. Fountain Insurance.** Addition of a fountain replacement value to the current insurance policy, which would increase the premium, was deemed unnecessary.

**C. Best Christmas Decorations Contest.** Volunteers needed.

**VII. Owner Input.** Twelve owners present.

One advised on fountain insurance costs.

One asked about privacy and the pool area security cameras.

One said the court replacement is a much anticipated asset.

One knew of high maintenance costs associated with security gates.

One asked why open court fence hadn't been closed.

One asked if the reserve account has a safety amount

Some claimed confusion with April ballot and outcome

One suggested clarification of court rebuild area, community input and costs

One said the Board is elected to make decisions for the common areas.

**VIII. Next Meeting**

**November 15, 2018.** Meetings are open and owners welcome to attend.

**IX. Adjournment.** With no further business, meeting adjourned by the president at 8:23 p.m.