

Fountain Park Homeowners Association
Board of Directors Meeting
Virtual – Via Zoom
November 15, 2023

Board Members Present:

Alicia Navia, President
Claire Callahan, Vice President
Joelle Coffman, Secretary
Joann Duncan, Treasurer
Stella Haggis, Member at Large
Danielle Hasting, Community Manager, Paul Ash HOA Management

Owners Present:

Susan Brazie
Dario Navia
Shelley Mueller
Kara Scott
Judi Dalton
Michael Marshall

Call to Order:

The meeting was called to order at 6:35 PM by Board President Alicia Navia.

Meeting Minutes:

The Board reviewed the minutes from the September 20, 2023 meeting.

MOTION was made by Joelle Coffman to approve the minutes, as written; seconded by Alicia Navia. Motion carried unanimously.

Financial reports:

Joann Duncan reported on both the September and October financial reports:

- September 30, 2023:
 - There was \$89,338.39 in Operating account and \$182,312.74 in Reserves
 - \$13,167 in assessments was collected. There was \$8,456.83 spent on utilities, vendor contracts, and management.
 - Additional payments were made for irrigation system repairs, tree and shrub removal
 - Operating net income was \$4,710.17.
 - Reserve funds ended at \$182,312.74 which includes interest income of \$52.43.
 - The Board is reviewing investment options such as CDs
- October 31, 2023
 - There was \$56,073.21 in operating and \$219,901.62 in Reserves.
 - There was \$37,530 transferred from the Operating to the Reserves as approved by the Board at the September meeting.

MOTION was made by Joann Duncan to purchase a CD in the amount of \$100,000 from Alliance Association Bank at a rate of 5.25% for 7-months; seconded by Claire Callahan. Motion carried unanimously.

2024 Draft Budget

Joann Duncan reported that a revised draft budget includes assessment options for no increase, 3% increase, and 5% increase. Discussion ensued as to what would make the most sense for 2024.

MOTION was made by Joelle Coffman to approve a 5% increase in assessments for 2024; seconded by Joann Duncan. Motion carried unanimously.

MOTION was made by Joann Duncan to approve the 2024 budget with a 5% increase in assessments and increasing the annual amount in the Landscaping Contract to \$40,000; seconded by Claire Callahan. Motion carried unanimously.

Landscape

Landscaping Committee Report

Claire Callahan read Shelly Mueller's report summarizing:

- Park and property back to normal and general property upkeep is ongoing.
- Landtamers service the common areas regularly with a crew of 3 or 4.
- Landscape Committee is planning to plant new plants with guidance of Landtamers
- Received approval to begin receiving quotes for new irrigation. With the process taking so long the Committee is requesting permission to develop a holistic plan to install rain basins which would address erosion, irrigating trees and have a positive impact. This will use Watershed Management Group's guidelines.
- Welcome Kara Scott and Carol Diehl to the Landscape Committee!

Claire Callahan thanked Alicia Navia for her years of service and time on the Landscape Committee which includes numerous meetings with the landscapers, often multiple times per week, as well as walkthroughs with contractors, tree trimmers, and other committee members.

MOTION was made by Claire Callahan to approve the University Termite and Pest contract for ant control; seconded by Alicia Navia. Motion carried unanimously.

Erosion Control/Rainwater Capture

Joelle Coffman reported there are opportunities in the park to collect rainwater using rain basins and erosion control structures before the water runs off into the Tanque Verde wash. Run-off is one cause of bank erosion along the NW side of the park. Three different companies were contacted for recommendations on the two areas and Watershed Management Group was the best option. They will develop plans, provide the plants. Also recommend installing a hose bib to allow the new basin plants to be irrigated. Using community volunteers to help with installation will lower costs of the project. The estimated cost for the work is \$4,100, itemized as:

WMG: \$2600 (design, possible excavation, provide plants, lead implementation)

WMG subcontractor: \$1000 (T into valve box, run pvc line from box under path to rain basin area, install hose bib)

Cart for hand watering plants: \$500

MOTION was made by Joelle Coffman to authorize the Landscape Committee to contract with Watershed Management Group for the erosion control/rainwater capture project at a cost of \$4,100; seconded by Joann Duncan. Motion carried unanimously.

MOTION was made by Alicia Navia to solicit competitive proposals for the monthly landscaping contract; seconded by Claire Callahan. Motion carried unanimously.

Management will reach out to Landtamers to determine whether Landtamers will allow service on a month to month basis.

Pool:

Alicia Navia reported the following:

- Season ended November 1st and the heater was turned off.
- Asked again for the corroded gasket on the heater to be repaired. This is now on the schedule, the tech will notify Alicia when onsite for access into the pool area.
- Fountain pump was replaced at the end of October. Dario facilitated the installation and was reimbursed the cost of the pump.

Security:

Su Brazie reported:

- There have been no instances since the last meeting.
- There will be no GAIN meeting this year, but instead the community is invited to meet at the park with Sergeant Gary Parish and Officer Terry Hayward for Coffee with a Cop! There will be a few officers present. This event is scheduled for Saturday, January 13th from 10AM to 12PM.

Hospitality:

Joann Duncan reported the following:

- There were no new homeowners to greet this month.
- There will be an article in the Splash about the community yard sale which was a success!
- Shout out to Barbara Lehmann for placing signs throughout the community.

Architectural Control:

Claire Callahan reported the following:

- Received a request from Lot 100 back in October for a new gate which was approved via Action in Lieu by the Board.

Newsletter:

Sorraiyya Beheshti submitted her report that the other committee members will be out of town for the upcoming holiday. Alicia Navia suggested a combined November/December holiday edition with a deadline of November 26th for all articles.

Compliance:

Stella Haggis reported the monthly inspection was done on October 26th. There were 38 homes listed on the report. As of today, 25 have come into compliance and there are only 15 open violations. Alicia Navia thanked George Castro for his assistance with the monthly light audit. There is now only one home not in compliance.

Recreational Amenities:

Alicia Navia reported there is no new update at this time. She is recommending the project be revisited in January to determine whether the project may be completed in phases.

Governing Documents

Joann Duncan reported the following:

- The Rules and Regulations committee held their seventh meeting.
- The Committee had two meetings with Dunn Edwards who provided a price sheet of materials for residents, A discount is available.
- There is one more meeting scheduled at the end of November.
- There is a sentence fragment in Section 4.15 of the Bylaws that was included in error. A Scrivener’s Addendum was prepared for Board review to formally strike the sentence fragment from the document.

MOTION was made by Joann Duncan to approve the Scrivener’s Error Addendum; seconded by Joelle Coffman. Motion carried unanimously.

- There is an apparent conflict in the CCRs between two different sections relating to perimeter wall maintenance.

MOTION was made by Joann Duncan for Alicia Navia to draft correspondence regarding the apparent conflict between the two sections so the attorney may provide a formal opinion on how to address the matter; to also allow the attorney to review the new draft Rules and Regulations; seconded by Joelle Coffman. Motion carried unanimously.

Fountain Park 40th Anniversary:

Judi Dalton reported the final version is on the website and requested an article be included in the next edition of The Splash. The work of the 40th Anniversary committee is complete and the committee is now tabled.

Nominating Committee:

Claire Callahan reported the following:

- There will be two open seats on the Board at the upcoming election.
- Post cards will be sent via USPS at the end of December with information on the upcoming meeting.
- The results will be announced at the in person Annual Meeting on Saturday, February 10, 2024 at 10AM.
- Management will reach out to Ward 2 to reserve the room.
- The few owners who do not use a computer will receive a physical ballot.
- Paul Ash HOA Management will be using Election Buddy for electronic voting.
- It is important that owners make sure Paul Ash HOA Management has current mailing addresses and emails, Owners are encouraged to contact management with any updates.
- Tucson Planning and Development offers two mailings per year. The plan is to use the TPD offer for the postcard mailing.

Management

Danielle Hasting reported the following:

- Prepared and revised 2024 draft budget and made extensive reclassifications to 2023 charges that were incorrectly booked by prior management company
- Prepared CD rate comparisons and estimated interest for Board consideration
- Conducted monthly compliance tour on October 26th

- Created draft Scrivener’s Error Addendum to address verbiage referencing section 4.17 which was erroneously included in the restated Bylaws
- Sent RFP for irrigation system to Desert Designs, Santa Rita Landscaping, Landtamers, and Drip Dr.

Old Business

Pedestrian Traffic/Erosion Control at Open North Park Border

A Plma County Floodplain Use Permit is required to install a fence. The scope of the project is larger than what a homeowner volunteer group is able to tackle. A formal proposal is forthcoming in 5-7 days with a ballpark cost estimated at \$3,100.

Password Security for FPHOA Website

In September the Board unanimously approved adding password protection to the main page of the Fountain Park website. The goal is to make the site less open to anyone out in the cyber world who doesn’t need to know our community business. In addition, the added protection will allow us to post community service contracts such as the landscaping contract and others on the main page of the website for the community to view. Management will send a notice to the community with the next Splash publication. There will also be an article in The Splash.

New Business

(New Federal) Corporate Transparency Act and Implications for the HOA

Danielle Hasting reported that community associations –at this time—are subject to the new mandate and Paul Ash HOA Management will be making arrangements for its client associations to become compliant by January 1st. However, there is nothing to do at this point since the new federal website is not yet up and running. Paul Ash HOA is expecting further information from the HOA attorneys regarding next steps.

Owner Comments:

- An owner wanted to clarify comments made earlier in the meeting regarding the electronic voting process and facilitation of the platform.

Next Meeting:

The next meeting has been scheduled for January 17, 2024 which will be facilitated by the Board via Google Meet. The Annual Meeting is scheduled for February 10, 2024 in person.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 8:30 PM.

Respectfully Submitted,

Danielle Hasting
Community Association Director
Paul Ash HOA Management