

**Fountain Park Homeowners Association**  
**Annual Meeting Minutes**  
**Saturday, January 19, 2019 at 10:00 a.m.**  
**Eastside City Hall Room C**

**Present:**

**Board:**

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

**Staff:**

**X** Carol Keyser, Pinehurst Properties  
**X** Amber Page, Pinehurst Properties

**Members:**

Dianna Alexander, Lot 34  
Jerry Benson, Lot 110  
Claire Callahan, Lot 92  
Mary Cinquemani, Lot 96  
Calvin Cook, Lot 73  
Carol Decker, Lot 163  
Gloria Dodson, Lot 133  
Anne Durkee, Lot 68  
Elaine Emans, Lot 77  
Paula Ganson, Lot 177  
Alice Homola, Lot 137  
Lisa Jurkowitz, Lot 156  
Kay LaPlante, Lot 13  
Melissa Mora-Lovelady, Lot 176  
Frank Pickett, Lot 56  
Frank Plunkett, Lot 111  
James Ramsey, Lot 107  
Kara Scott, Lot 161  
Barbara Snowberger, Lot 152  
Neil West, Lot 129

Sorraiyya Beheshti, Lot 125  
Larry Boone, Lot 35  
Carolee Capp, Lot 1  
Joelle Coffman, Lot 175  
Bryan Cordova, Lot 81  
Anita Dingee, Lot 70  
Mary Duerksen, Lot 143  
Darlene Earls, Lot 59  
Paul England, Lot 69  
Mary Beth Garcia, Lot 84  
David Elmore, Lot 114  
Margaret Kaminsky, Lot 40  
Barbara Lehmann, Lot 135  
Glenn Paluda, Lot 159  
Karen Plemons, Lot 78  
Roger Pritzke, Lot 140  
Mina Reeder, Lot 139  
Thomas Sinnard, Lot 127  
Carol Sontheimer, Lot 79

1. **Call to Order.** Quorum present and meeting called to order at 10 a.m.
2. **Roll Call.** Presence of Directors confirmed by voice (K. Avery absent).
3. **Proof of Notice.** Pinehurst Properties mailed notices on December 20, 2018.

4. **Meeting Minutes.** January 13, 2018 minutes were approved as amended.

5. **Report of Officers.**

a. **President** (B. Alexander).

Never in the history of Fountain Park has a Board dealt with more difficult issues than This board has had to address. They include but are not limited to restoring the park once Again to beautiful condition, ground squirrel control, sports court renovation and the pool.

Park trash bins were removed after household waste was found from an address 12 miles from Fountain Park. A side benefit of removal is garbage trucks no longer turn around on the parking lot which should extend pavement life. Dog walkers adapted well to removal of their dog waste and were thanked for their help.

b. **Secretary** (G. Crow). Board decisions and motions are required to be in minutes.

c. **Vice President** (P. Earls). F & N remains pool area camera contractor.

d. **Treasurer** (A. Navia reported in K. Avery's absence).

Year End 2018 Operating Account of \$31,921 plus Reserve Account of \$128,722 gives Total Assets of \$160,644. Delinquencies decreased by more than \$5,000, and utility costs were less than 2017 except phone service for security cameras.

Monthly Reserve contribution increased from \$3,197 to \$3,400 after August dues increase, and \$10,000 was transferred from Operating to Reserve Account in anticipation of 2019 pool costs. Pool costs in 2018 = \$52,161 with proposed renovation costs in 2019 = \$128,138. The 2019 Reserve budget expenditures to be prioritized and deferred as required.

6. **Committee Reports.**

a. **Fountain** (A. Navia). New maintenance provider with reduced monthly fee, algae removal and silicone bead repair.

b. **Pool.**

**Phase 1** (B. Alexander). A \$2,400 pool repair bid in March 2018 for suction and return leaks under the bond beam turned into re-plumb of the pool for \$15,700. The crack was repaired with epoxy until the Pebble Tec could be exposed in cooler weather.

**Phase 2** (G. Crow). After Thanksgiving weekend, draining of pool exposed more leaks. As Pebble Tec was chipped out, additional leaks and 116 feet of crack was exposed. This evolved into rebuilding the pool.

c. **Landscape** (B. Alexander).

Four mastic trees were planted on the west side of the west pool fence, and four crepe myrtles were planted in the area south of the lawn. In 2018 no trees were lost due to storms; Phase I tree trim in February 2018 focused on those needing most work = 49 throughout the park.

Phase II began this week of January 2019: 88 around court and playground. Phase III In 2020 will be for 93 trees. After Phase III completion tree maintenance cost will be less than we now spend.

In 2019 all trees will be labeled with numbered tags and special nails. Tags will be used to identify trees needing work and to locate irrigation leaks and walking path repairs by noting the closest tree number.

Horn Pest Management. The pool building was treated for termites. We are in our 2<sup>nd</sup> year of squirrel eradication – eliminating the first three generations is crucial to protect park irrigation, plants and walking path from rodent damage.

d. **Security** (P. Earls). Unwanted activity at the park continues.

e. **Hospitality**. Kara Andresen and Andy Scott were introduced as new members.

f. **The Splash**. Dianna Alexander's final Splash installment will be the January issue.

7. **Unfinished Business**.

a. **Park Entry Gate** (P. Earls). Project is currently cost prohibitive.

b. **Ricardo Small Wash**.

The drainage way is not a Common Area, thus, our HOA has no responsibility. Pima County only has an easement for shoulders. Owners whose property lines border the Wash are responsible to keep shoulder clear of brush and debris.

8. **New Business**. None.

9. **Questions/Comments from Members**. Forty one owners present.

- a. Dog feces remain a park concern despite plastic bags provided to owners.
- b. Unfamiliar vehicle reported to police was confirmed as abandoned.
- c. "Next Door" is an electronic notification system for interested residents.
- d. All invited to participate in July 4, 2019 activities.

- e. Appreciation given to Judi Dalton, Frank Pickett and Barbara Lehmann for the Little Free Library at the park.
- f. Appreciation given to Dianna Alexander for Splash publication.
- g. Request made for Board and committee descriptions with time involved.
- h. Regular owner parking lot “drive through” encouraged to deter unwanted park activity.

**10. Election of Directors.**

Eighty seven ballots were cast with Gerry Crow, Mary Duerksen and Paul Earls elected for two-year terms.

**11. Closing Remarks.** The 2020 annual meeting date to be announced in December.

**12. Adjournment.** With no further business, the meeting adjourned at 11:20 a.m.