

Fountain Park Homeowners Association
Board Meeting Minutes
Thursday, December 15, 2022 at 6:30 p.m.
Zoom Virtual Meeting

Present:

BOARD:

- X **Alicia Navia**, President
- X **Claire Callahan**, Vice President
- X **Melissa Mora-Lovelady**, Secretary
- X **Ann Ochse**, Treasurer
- X **John Steffens**, Member at Large

Staff:

- X **Christy Johnson**, Manager Associate

Independent Contractor

- X **Joan Groom**, Meeting Minutes

OWNERS:

Joann Duncan
Michael Marshall
Paula Ganson
Kara Scott
Carol West

Sorraiyya Beheshti
Dario Navia
Judy Dalton
Susan Brazie
Joelle Coffman
Tom Cheng

I. Call to Order

A quorum being established, the meeting was called to order at 6:32 p.m. by President Alicia Navia.

Alicia announced that PPI has chosen to not manage FP beginning January 2023. Later we will go over the process for getting a new management company. We would like to thank Christy and PPI for managing the FP HOA over the last several years.

II. Approval of Minutes

A motion was made and seconded (Ochse/Navia) to approve the November 18, 2022 Board Meeting minutes as presented. Motion passed.

III. Financial Report (Ann Ochse)

November 2022 Financials

According to bank statements, Fountain Park Homeowners' Association had \$62,327.95 in the operating account and \$182,091.66 in the reserve account, for a total of \$244,419.61. This is an increase of \$884.11 over October balances.

- Administrative expenses were under budget projections for the month in the amount of \$889.67. Lower expenses were primarily due to a decrease in legal fees and postage.
- Total maintenance expense was over budget for the month by \$8,970.86 caused by Pinehurst pre-paying Horn Management Services for 2023 in the amount of \$9,519.00.
- Utility expense was under budget for the month by \$120.74. Overall, utility expenses have been under budget projections for the year by \$1,938.85.

Our operating net income, according to the bank statement, for the month of November

is (\$4,609.17) resulting in a net loss for this month. This is because of the prepayment to Horn Pest Control and because Pinehurst neglected to transfer the \$800, debited to maintenance in September for roof repair, into the reserve account until November 7. The Fountain Park HOA operating account shows a cumulative net gain for the year of \$18,262.36.

The reserve bank account has an ending balance of \$182,091.66. The monthly \$3,485 transfer from operating was made on November 21 and the \$800 roof repair payment that was allocated to operating maintenance in September was transferred into reserve on November 7. The reserve account earned \$51.65 in interest. By transferring the funds into reserve on or about the 20th of each month, reserve interest has almost doubled monthly. No expenses were paid out of the reserve during the month.

IV. Reports

A. Landscaping (*Claire Callahan*)

- Picnic tables/benches and playground swings refurbishing proposals
This is still in a state of indecision and will be tabled until new management is in place.
- LandTamers continues to keep property looking great. They planted a Mesquite tree purchased by Paula Ganson in memory of her husband. Paula thanked everyone for their consideration and help.

B. Pool (*Alicia Navia*)

- Pool is being serviced by E-Komony. Everything is running well.
- Restroom Remodeling
Postponed until new management is in place.
- Pool gate rewiring: Integra will rewire Monday and Tuesday December 19th and 20th.
- On September 27 Garage Floor Coatings acknowledged responsibility for unsatisfactory repair of Ramada floor. They committed to repair it but the work remains incomplete. Christy contacted them but did not follow up. She will make another attempt to contact.

C. Security (*John Steffens*)

- Please check that outside lights are on in the evening and are the proper color.
- Homeless encampment has been removed.

D. Hospitality (*S. Brazie, J. Duncan*)

- No new residents this month. Joann put an article in the Splash and there will be one in the next 2 months as well.

E. ACC (*A Ochse, C Callahan*)

Lot 107 – Motion activated security cameras. Committee has no objection to the request.

A motion was made and seconded (Callahan/Ochse) to approve motion activated security cameras for Lot 107. Motion passed.

F. Newsletter (*Sorraiyya Beheshti*)

- Reports October May *Splash* edition are due to Sorraiyya by 5 PM Sunday, December 18. Please send in a timely manner.
- There was a discussion on whether to accept a letter of intent from CJ to continue as webmaster for 6 months.

A motion was made and seconded (Ochse/Callahan) to engage CJ Rainville as webmaster for 6 months from January-June 2023. Motion passed.

G. Compliance (*M. Lovelady*)

- No report.

H. Recreational Committee (*Alicia Navia*)

- No progress on getting necessary proposals. Tabled until new management is in place.

I. Nominating Committee (*C.Callahan*)

- Claire recommended the Annual Meeting be moved from February to March due to change in Management Company.
- Claire thanked Joann Duncan for agreeing to run for a Board position and hopes others will step forward. There are 3 Board positions available.

A motion was made and seconded (Callahan/Ochse) to change Annual Meeting date from February 11, 2023 to March 11, 2023. Motion Passed.

J. 40th Anniversary of Fountain Park (*J Dalton, C West*)

- We would like to celebrate with food trucks and displays on Earth Day, April 22, 2023. There are 6 original owners and we would like to have a meeting in January to introduce them. The Committee requested \$200 and the addition of a page to the FP website to post interesting historical FP stories.

A motion was made and seconded (Ochse/Navia) to approve up to \$200 for 40th Anniversary expenses. Motion passed.

- Carol West would like to add more volunteers to the Fountain Park 40th Anniversary committee.

K. Management Report (*Christy Johnson*)

Christy said it has been a pleasure working with the FP Board.

No new homeowners

November 2022 Financials

Operating account:	\$ 61,352.34
Reserve Account:	\$182,091.66
Total Assets:	\$243,444.00

**Exceptions to November Financials:
Expenses**

Administrative Expenses: Under budget by \$889.67. Postage and copies under budget by \$80.51 Legal fees are under \$833.33.

Maintenance Expenses: Over budget by \$8,970.66 due to squirrel contract and pest control being paid out of previous cycle.

Utilities: Under budget by \$120.74.

Total Operating Expense for November is \$16,644.91 Under budget YTD by \$8,706.88.

Reserve Contribution is \$3485.

Reserve Expense: None

ARC

Lot 107 – Security Cameras

V. New Business

- New Management
 - In late November PPI provided the Board with a letter of termination. Based on a performance appraisal the Board recently conducted using PPI's contract points, which resulted in PPI concluding that they were no longer a good fit to manage FP. The Board contacted 6 companies and received proposals from 4 companies. They selected Expert HOA Management as the new management company. Based on recommendations and their proposal, we feel they will be a good fit for FP. Ann and Alicia met with the owner and new manager and received a copy of a one year full service contract between FP and Expert HOA Management. Ann mentioned Expert HOA Management has an A+ rating at the BBB.

A motion was made and seconded (Navia/Ochse) to contract with Expert HOA Management using the full service agreement they proffered to Fountain Park. Roll call: Melissa – yes, Claire – yes, Ann – yes, John – yes, Alicia – yes. Motion passed.

- Alicia will sign the contract tomorrow and the transition will begin.
- There was a short discussion on the transfer of FP information from PPI to Expert HOA Management.
- Attorney for the HOA
 - It was decided in November to hire an attorney on an as needed basis for issues requiring legal advice. The Board interviewed the firm of Munger, Chadwick and Denker in early December, was satisfied with their expertise and skills, and received a letter of engagement. This does not involve a retainer fee but would be an agreement on fees assessed based on consultation time and work related to a particular issue.

A motion was made and seconded (Callahan/Navia) to approve Munger, Chadwick and Denker as new legal firm. Motion passed.

- Letter of agreement needs to be signed by both Alicia and Ann.

VI. Owner Comments

- Judi reported that a neighbor had inquired if dues will go up next year. Alicia responded no.

VII. Next Meeting

January, 2023 exact date TBD via Zoom.

VIII. Adjournment

- **There being no further items of business, the meeting adjourned at 7:23 p.m.**

	Term Ends	Phone	Cell	Email
Alicia Navia , President	2023		614-507-4067	Ainavs319@gmail.com
Claire Callahan , Vice President	2023		520-2967653	clairecallahan@hotmail.com
Ann Ochse , Treasurer	2022		520-678-1382	annochse@msn.com
Melissa Mora-Lovelady , Secretary	2022		520-250-6520	mluvlady@gmail.com
John Steffens - Director	2022		808-230-1294	abramsmp@gmail.com
Christy Johnson , CMCA, AMS		298-2146		christy@pinehurstproperties.net