

Fountain Park Homeowners Association

BOARD MEETING MINUTES

Wednesday, September 12, 2018 at 6:30 pm
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. A quorum was present and the president called the meeting to order at 6:30 p.m.

II. Titan Alarm (B. Alexander) Ben Sanchez gave information on a pool gate security system with Cloud access.

III. Minutes Approval. August 8, 2018 minutes approved with corrections: detail the \$8,470 to complete pool pump room upgrades and work in November; Barbara Lehman's term ends December 31, 2018.

Actions Without a Meeting

The April 23, 2018 Action Taken Without a Meeting for \$15,400 to re-plumb the pool was entered into the minutes.

The April 28, 2018 Action Taken Without a Meeting for \$4,824 for waterline tiles for the pool was entered into the minutes.

IV. Financial Report (Kate Avery)

Income	\$19,028.44	Operating Acct	\$28,757.14
Expenses	<u>\$17,200.84</u>	Reserve Acct	\$138,100.50
Net	\$1,827.60	Total Assets	\$166,857.64

Motion made/seconded (Crow/Alexander) to move monthly 10% dues increase effective August 1, 2018, from the Operating Account to the Reserve Account. Motion passed unanimously.

V. Committee Reports

A. President's, Landscaping and Newsletter Reports (B. Alexander) Beau met with Horn Pest Management to review termite infestation at the pool house, and \$457 bid was approved for immediate work.

B. Pool Committee (G. Crow) Handyman, Tom Harnandez installed the metal wheelchair ramp near restrooms, repaired the walls and sills in the pool pump room and repaired restroom door stop and door closure arm. The pool pump died on our regularly scheduled service day and was replaced within hours for \$1400. Pima County inspected the pool area, and we have 12 months to correct minor deficiencies. The new janitor replaced both shower heads.

C. Security (Paul Earls) Ongoing

D. Community Events/Hospitality (B. Alexander) There were no volunteers from the Board to be liaison.

E. Architectural Compliance Committee (ACC) (K. Avery) No submissions received.

F. Management Report (D. Wood) Management presented the report.

VI. Old Business

A. Assignment of the 10% dues increase. Covered under Financial Report.

B. Fountain Service (A. Navia) Alicia met with Krystal Kleer today: the float valve and arm were replaced, and a bid for \$670 was given to remove calcium build-up and apply new silicone to the tier edges that direct water flow.

Motion made/seconded (Crow/Avery) to accept the \$670 Bid for fountain repair. Motion passed unanimously.

C. Janitorial Service (B. Alexander) See Pool Committee Report.

D. Reserve Study. The draft is expected in September.

VII. New Business

A. Hospitality Liaison (B. Alexander) Reported under Committee Reports.

B. Termite Proposal (B. Alexander) See Landscape Committee Report

C. Fountain Insurance (A. Navia) The fountain and hexagonal base can be added to the FPHOA insurance policy with an increase in premium depending on the replacement cost. The insurance company will be contacted for more details and policy deductible amount.

D. Community Events (B. Alexander) No action.

E. October Community Wide Garage Sale. October 13, 2018.

VIII. Homeowner Input

Eight homeowners attended.

One asked if community members can host community events.

One asked about the Board's decision to remove the trash can from the park.

One recalled the fountain is not original- about 10 years ago it was vandalized and broken.

One asked that draft board minutes be available for all owners. Legal opinion to be obtained.

VIII. Next Meeting

October 10, 2018. All owners are welcome to attend.

X. Adjournment. With no further business, the Board adjourned at 7:56 p.m.