

Fountain Park Homeowners Association
Board Meeting Minutes
Wednesday, July 8, 2020 at 6:30 p.m.
Virtual Meeting

Attendance:

Board

X **Alicia Navia**, President
X **Mina Reeder**, Vice President
X **Melissa Mora-Lovelady**, Secretary
X **John Steffens**, Member

Staff

X **Donna Wood**, Pinehurst Properties
X **Joan Groom**, Meeting Minutes

OWNERS:

Edwin Halstead
Patty Popp

Kara Scott
Judi Dalton

I. Call to Order

A quorum being established with all board members present, the meeting was called to order at 6:33 p.m. by President Alicia Navia.

Alicia announced Kate Avery passed away on June 30. She was Board member and Treasurer and a longtime resident of Fountain Park.

There is now a vacancy on the Board with term concluding in January of 2021. If interested, please notify the Board via email.

II. Approval of Minutes

A motion was made and seconded (Navia/Steffens) to approve the May13 Board Meeting minutes as presented. After the discussion by Board, motion was open to the floor. Motion passed.

A motion was made and seconded (Navia/Lovelady) to approve the May 30 Special Meeting Minutes as amended. After the discussion by Board, motion was open to the floor. Motion passed.

May 30 amendments– correct spelling Joe Pfannenstiel; under call to order 4 directors were present, not 3; 4th bullet from bottom – delete “and emailed to the community.”

III. Financial Report (*Donna Wood*)

See Management Report below.

IV. Reports

A. Landscaping (*Alicia Navia*)

- Routine maintenance and cleanup is ongoing. Several broken tree branches were removed. Barrel cactus was dying near path on south side and was removed a week ago. Broken picnic table was repaired and repainted.

- All irrigation zones have been checked and mapped out. Watering begins at 6 AM and moves through each zone.
- Landtamers provided red gravel to fill in the holes and low spots on the path. It's not exactly the same material as we presently have on the path because that is only available in large amounts, which we don't need. They can mix the gravel with concrete compound so it adheres to low spots and fills in the holes. It was done this morning.
- Pool area lawn has some weeds. There are some brown spots, but it is being watered and there's not much else to be done there right now. We're thinking winter would be a good time to decide what we want to do there and also discuss the French drain proposal.
- Committee member Jay Williams passed away yesterday at home after being diagnosed with cancer.
- In response to Patty Popp's question, Alicia said there have been no committee meetings recently. Everything was suspended because of the heat.

B. Pool (*Melissa Lovelady, Alicia Navia*)

- Pool opened June 3rd after the guidelines were approved. Alicia asked members to read the guidelines that are posted at the pool and on the website. We appreciate continued cooperation for the health and welfare of the folks using the pool.
- Three lounge chairs beginning to show their age have been removed and exchanged for others. Replacing nylon is almost as expensive as getting a new chair - \$220. Right now we don't need new chairs. Once the pool is closed, we can possibly purchase new chairs.
- During an Executive Session on June 10, the Board moved to accept ROC recommendations regarding Imperial Pools. The Board concluded that pursuing the matter further would have more disadvantages than advantages.

C. Security (*John Steffens*)

- There was an incident at the pool that was discussed in the Executive Meeting. A report will be filed with TPD for potential follow ups.
- There was an incident of mail fraud in a neighborhood to the east.
- Things seem to be going very well.

D. Hospitality (*Kara Scott*)

- No report. All caught up visiting new neighbors.

E. ACC (*Mina Reeder*)

- Lot 20 - Davidson - they put pavers on sides of driveway.

A motion was made and seconded (Navia/Lovelady) to approve Lot 20 pavers. Motion passed.

- Lot 63 - LaBombard - built a permanent trellis on front wall of their house. Committee recommends Board approve the trellis.

A motion was made and seconded (Navia/Steffens) moved to approve Lot 63 trellis. Motion passed.

- Lot 177 - Ganson - for carpet tiles on covered entry. Committee recommends approval.

A motion was made and seconded (Navia/Lovelady) to approve Lot 63 tiles at entry. Motion passed.

- Lot 162 – Weidner - for solar installation. Waiting for complete submittal. Mina said the Board cannot disallow solar panels according to the city. But a submittal needs to be made because the Board needs to assure the panels will be installed on roof in an unobtrusive way.

F. Newsletter (*Sorraiyya Beheshti*)

- No report.
- Reports for July Splash edition are due to Sorraiyya by 4 PM Sunday, July 12th.

G. Management (*Donna Wood*)

Donna requested a note be put in the newsletter that PPI office building is officially closed, however our offices are open, so anyone needing to come to our offices should call to make an appointment to ensure the appropriate person will be there to assist them.

There were no new homeowners from May 7 – July 2, 2020.

May Financials

| | |
|-------------------|--------------------|
| Income | \$ 13,070.57 |
| Expenses | \$ 6,641.78 |
| Net Income | \$ 6,428.78 |

| | |
|---------------------|----------------------|
| Operating Account | \$ 54,494.84 |
| Reserve Account | \$ 68,897.38 |
| Total Assets | \$ 123,392.22 |

Expenses:

Administrative: Under budget by \$1,134.42. There were no legal fees incurred and no security expenses.

Maintenance: Under budget by \$956.77. We had no expenditures under the following categories: Landscape improvements, M&R for the fountain and pressure washing, lighting, painting & pest control. We were under budget in janitorial service and pool service. We were over budget in M&R general for \$354.15 for Old Pueblo Septic for \$479.18 to pump out the septic tank, Ruch's Handyman service for \$100 to repair and repaint the picnic table bench that splintered. Reimbursement for backflow blanket and padlock was \$74.98. YTD we are under budget by \$2,894.18.

Utilities: Over budget by \$199.98. Over budget on electricity by \$260.77; under budget on gas by \$30.53; over budget on internet/security by \$94.83; and over budget on water by \$64.57.

Total Operating Expenses for May were under budget by \$1,891.21 and for the year under budget by \$5,997.72.

Reserve Contribution: \$3,400.

Reserve Account Expenses: No monies were spent from the Reserve Account.

June Financials

| | |
|--------|--------------|
| Income | \$ 13,552.77 |
|--------|--------------|

| | |
|---------------------|---------------------|
| Expenses | \$ 7,160.82 |
| Net Income | \$ 6,391.95 |
| Operating Account | \$ 58,116.29 |
| Reserve Account | \$ 72,305.87 |
| Total Assets | \$130,422.16 |

Expenses:

Administrative: Under budget by \$1,131.58. There were no legal fees incurred, no meeting minutes for June taken and no postage and copies as well as no security expenses.

Maintenance: Under budget by \$818.10. Our M&R general was under budget by \$143. (As a side note, we sent the letter to Accurate Backflow for \$92 on the dispute and have closed out the issue.) Janitorial over budget by \$180.81 for the work to get the pool ready to open. No monies were spent in pressure washing, lighting, painting and pest control. We were over budget in pool supplies by \$135.79.

Utilities: Over budget by \$517.50. Over budget on electricity by \$304.87; under budget on gas by \$30.53; over budget on internet/security by \$70.23; and over budget on water by \$173.14.

Total Operating Expenses for June were under budget by \$1,432.18 and for the year under budget by \$7,429.90.

Reserve Contribution: \$3,400.

Reserve Account Expenses: Ramada repair and upgrade for \$2,205 for the garage floor coatings.

Miscellaneous

Letter was sent to Accurate Backflow with the agreement to pay \$92 from the invoice. The issue is now closed.

With the opening of the pool, we have had many homeowners come to pick up their pool keys.

There are 4 ARCC submittals:

- Lot 20 Davidson for pavers on both sides of driveway
- Lot 63 LaBombard for trellis
- Lot 177 Ganson for carpet tiles on covered entry
- Lot 162 Weidner for solar installation (incomplete as of this writing)

New link for HOA bank for those who utilize the online payment service. This would not apply to folks who have set up "bill pay" through their bank. Below is a sample of wording for the SPLASH. Donna Wood will work with Donna Rainville to upload the link on the website.

Your HOA bank, Alliance Bank has updated the online payment website. To make online payments for your HOA dues use this updated link
<https://pay.allianceassociationbank.com/Home> Your account number, management company ID **6750** and association ID **FP** remain the same.

If you are a current user of the website, your login information stays the same, however, you may need to re-enter some of your information if you did not previously set up a recurring payment. If you are a new user, the additional information to either make a one-time payment or set up an account on the website is below. Management Company ID: 6750 Association ID:

FP Property Account Number: found at the top and bottom of your statement (if you don't know your account number, you are welcome to contact us) This information is also printed on your statement in case you decide you want to use this service in the future. We have attached a user guide to direct you through some of the commonly used areas of the website, however, we are always available to assist you should you need additional help.

It is important to note that this website is a payment portal only. No information from your account other than owner names, addresses, and account numbers is transmitted to the website. Your current account balance will not be shown on this website and, in the event your HOA dues change, all those with recurring payments will need to log into the account and update to the new payment amount.

A home on Evelyn has had a dumpster in the driveway for 3 months now. Alicia said the dumpster should be removed by the end of July per homeowner's email.

V. New Business

None.

VI. Owner Comments

- Patty Popp will be spending more time in Northern AZ and wants to know if future board meetings will be available for homeowners to connect remotely. Donna will check with ESCH about internet access once they reopen.
- Kara Scott noted that Costco is a good resource for pool furniture.

VII. Next Meeting

August 12, 2020 at 6:30 PM TBD

VII. Adjournment

- **There being no further items of business, the meeting adjourned at 7: 15 p.m.**

| | Term Ends | Phone | Cell | Email |
|--|------------------|--------------|--------------|-------------------------------|
| Alicia Navia , President | 2022 | | 614-507-4067 | Ainavs319@gmail.com |
| Mina Reeder , Vice President , Treasurer | 2022 | | 520-979-1267 | Minareeder1896@comcast.net |
| Melissa Mora-Lovelady , Secretary | 2021 | | 520-975-7623 | mluvlady@gmail.com |
| John Steffens - Director | 2022 | | 808-230-1294 | abramsm@gmail.com |
| Donna Wood , CMCA, AMS | | 298-2146 | | donna@pinehurstproperties.net |