
Fountain Park Homeowners Association
Board of Directors Meeting
Virtual – Via Zoom
June 18, 2024

Board Members Present:

Joelle Coffman, President
Michael Marshall, Vice President
Joann Duncan, Treasurer

Emilio Lopez, Secretary
Danielle Hasting, Community Manager, Paul Ash HOA Management

Owners Present:

Sorraiyya Beheshti, Ann Ochse
Andy Scott, Alicia Navia, Dorothy Boone
Kara Scott, Shelley Mueller, Judi Dalton
Carol Decker, Kara Scott, Sue Brazie

Call to Order:

The meeting was called to order at 6:35 PM by President Joelle Coffman.

Meeting Minutes:

The Board reviewed the minutes from the April 16, 2024 meeting. Joelle Coffman noted that the minutes are not read aloud at the meeting since they are posted on the website.

MOTION was made by Emilio Lopez to approve the minutes from the April 16, 2024 meeting, as written; seconded by Joann Duncan. Motion carried unanimously.

Financial reports:

Joann Duncan reported on the financials from May 31, 2024.

- Operating account balance is \$76,978.39.
- Reserve account balance is \$133,477.80. The monthly transfer of \$2,547.47 from the Operating account to the Reserve account was made and the Operating account made \$38.66 in interest income.
- The CD will mature in September. Current interest rates will have to be reviewed, then the Board will have to decide if we should renew the CD.
- Dues, violations, and late fees totaled \$13,955.47.
- Payments totaled \$14,035.28.
- Operating net income was over budget by \$79.79 which seems related to this month's pest control.
- Reserve net income was \$3,343.50.
- In March, Santa Rita was paid for the entire month. They began work in Fountain Park mid-March. The correction was noted in the May billing.

Management Report

Danielle Hasting reported on the open items she has been working on.

Old Business

Pool Area – New Rules Sign

The Board reviewed the new sign rules and rendering prepared by the Pool Committee.

MOTION was made by Joann Duncan to open this to discussion; seconded by Joelle Coffman. Motion carried unanimously.

MOTION was made by Joelle Coffman to add the word 'fenced' prior to pool area in the rule regarding pets and to accept the new sign for posting in the pool area. Seconded by Emilio Lopez. Motion carried Ayes: 3, Nays: 1. Motion carried.

Joann Duncan noted that there is a \$300 limit to Board members for an approved project before additional Board approval is needed.

North Park Boundary Report

Emilio Lopez and Michael Marshall walked the area. More investigation is needed with Pima County. If a fence is installed in this area and there is a major storm, there will be a lot of rain and a flood may destroy the fence.

MOTION was made by Michael Marshall to remove the portion of fencing that has fallen over partially into the wash; seconded by Joann Duncan. Motion carried unanimously.

Park Fencing Repairs

Emilio Lopez reported he is in favor of the quote to repair the east fencing with the quote from the handyman. Danielle Hasting will coordinate the repair with the handyman.

Playground Structure inspection

Joelle Coffman reported that the playground structure and area was inspected by an independent company certified in playground maintenance. The repair items were rated as high, medium, and low priorities and a quote is being prepared to address the items noted on the report. Discussion ensued regarding the plan of action to repair the deficiencies.

MOTION was made by Joelle Coffman to authorize repair of the medium and high risk items on the structure inspection report; seconded by Emilio Lopez. Motion carried unanimously.

Rules and Regulations Revisions

Joann Duncan reported the Committee met and changed the language referencing the perimeter wall. At the next meeting the updated Pool rules will be added. This will complete the revisions of the R&R's aside from the color selection. There has been much discussion on new color options in the spirit of maintaining the aesthetic and property values of Fountain Park while updating the look by adding several color options. The Committee is doing its due diligence to thoughtfully select colors for consideration. The deadline to finalize the new colors is by the September Board meeting or the colors may be tabled for six months to a year so the Rules and Regulations can be approved and distributed.

New Business

Board Vacancies/Liaisons

Since Stella Haggis resigned, there is a vacancy on the Board. The community was notified of the vacancy by email blast and owners were asked to contact the Board if interested in being appointed. An invitation was also included in the May Splash publication and there was one candidate who responded. Joelle Coffman introduced Andy Scott as the owner who is interested in the Board and also asked the members present if anyone else was interested in serving.

MOTION was made by Joelle Coffman to appoint Andy Scott to fill the vacant position, which serves until February 2025; seconded by Joann Duncan. Motion carried unanimously.

Andy Scott has been appointed to the Board of Directors.

Joelle Coffman shared that each Board member is responsible as a liaison for one aspect of Association operations. Andy Scott agreed to take over Pool Committee liaison, Joann Duncan will assist with the transition.

Compliance and Process Review

Joann Duncan presented for discussion the past Compliance process which involved a Committee and a Compliance Liaison on the Board. Currently the property manager does compliance rounds independently and reports are sent to the Board for review.

MOTION was made by Joelle Coffman to dissolve the Compliance Committee and remove the Compliance Liaison; the manager will work with the Board on compliance issues, as needed; seconded by Michael Marshall. Motion carried unanimously.

Joelle noted that the community will need to be informed of the new process via a newsletter article.

Pest Control Contract

Joelle Coffman reported that she has been in contact with the manager for University Pest Control which includes warranty service at no additional charge. This has been requested since there is a lot of rodent activity. The Manager recommended sliding the service period to February through September for more effective control. Since service started in January this year, there will be one extra month to pay for. There is a 5% savings if paying the contract in full for the year.

MOTION was made by Joelle Coffman to accept the revised contract from University Pest Control and to pay in full; seconded by Joann Duncan. Motion carried unanimously.

Management will ask University Pest Control if the Association can pay for the remainder of the year to receive the 5% discount or if they require a payment for the full calendar year.

Plant Replacement

Joelle Coffman reported that there is \$2,000 from the City of Tucson for the rainwater basin rebate that has been allocated to plant/tree replacement. At this point six plants have been lost to gophers.

MOTION was made by Joelle Coffman to approve an amount not to exceed \$200 to replace plants/trees lost when it becomes cooler in the fall; seconded by Michael Marshall.

Tree Maintenance – Arborist Recommendations

Joelle Coffman reported that Santa Rita did an evaluation of the trees in the common areas (entrance and park) with focus on work needed in preparation of monsoons. The Board reviewed the report and recommendations at a cost of \$2,412. A second opinion is requested. The Board will then review and choose a proposal.

MOTION was made by Joelle Coffman to obtain a second opinion of tree maintenance in preparation of monsoons from Romeo Tree Services at a cost of \$250.00; seconded by Andy Scott. Motion carried unanimously.

HOA Insurance and Renewal Proposals

Joann Duncan reported that there were two competitive quotes obtained for comprehensive coverage, one from Firebird Agency and the other from Crest Insurance. There was an abundance of information written in different formats. The Board requested a third bid for comparison purposes.

MOTION was made by Joelle Coffman to form an ad-hoc committee including Sue Brazie and Judi Dalton to review at least three proposals and make a recommendation to the Board by August 1st; seconded by Michael Marshall. Motion carried unanimously.

HOA Attorney Engagement and Proposals

Joann Duncan reported there are three competitive proposals for attorney engagement: Mulcahy Law, Smith & Wamsley, and Maxwell & Morgan. Discussion ensued regarding the three different firms.

MOTION was made by Joann Duncan to accept Mulcahy Law Firm's letter of engagement; seconded by Joelle Coffman. Motion carried unanimously.

Reserve Study Update

Joann Duncan reported that a Reserve Study update is recommended for this year in anticipation of the 2025 budget.

MOTION was made by Joann Duncan to approve a Reserve Study update with site visit; seconded by Andy Scott. Motion carried unanimously.

Owner Comments:

- An owner asked about the Association's engagement with Munger, Chadwick, and Denker. *The Board noted that MCD specialized in litigation and was helpful with transition from prior management. The need is now for counsel specializing in general HOA matters, not necessarily litigation.*

Adjournment:

There being no further business to discuss, the meeting was adjourned at 8:26 PM.

Respectfully Submitted,

Danielle Hasting, CMCA, AMS
Community Association Director
Paul Ash HOA Management