

**Fountain Park Homeowners Association  
Board Meeting Minutes  
Wednesday, December 11, 2019 at 6:30 p.m.  
Eastside City Hall Room A**

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***Attendance:***

**Board**

**X** **Alicia Navia**, President  
**X** **Lois Bloom**, Vice President  
**A** **Kate Avery**, Treasurer  
**X** **Debra Planck**, Secretary  
**X** **Melissa Mora-Lovelady**, Member

**Staff**

**A** **Carol Keyser**, Pinehurst Properties  
**X** **Joan Groom**, Meeting Minutes  
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**OWNERS:**

**Dario Navia**  
**Judi Dalton**  
**Carol Decker**  
**Claire Callahan**  
**Patty Popp**  
**Jay Williams**

**Kara Scott**  
**Kay LaPlante**  
**Sorraiyya Beheshti**  
**Mina Reeder**  
**Roger & Ann Ochse**

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**I. Call to Order**

A quorum being established with four members present, the meeting was called to order at 6:39 p.m. by President Alicia Navia.

Alicia reported that Carol Keyser has an upper respiratory infection and Kate Avery had a chemotherapy session today, so both are absent.

She also reminded members that Lois Bloom and Debra Planck will be leaving the Board.

**II. Approval of Minutes**

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**A motion was made and seconded (Bloom/Planck) to approve the November 13, 2019 Board Meeting minutes as presented. After the discussion by Board, motion was open to the floor. Motion passed.**

**III. Financial Report** *(Alicia Navia for Kate Avery)*

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**November Financials**

Income	\$ 13,197.30
Expenses	\$ 6,785.27
<b>Net Income</b>	<b>\$ 6,412.03</b>

Operating Account	\$ 40,401.71
Reserve Account	\$ 50,610.03
<b>Total Assets</b>	<b>\$ 91,011.74</b>

Delinquent Dues                      \$ 1,090.58

We automatically put \$3,400 into Reserve account each month.

**Unusual Expenses**

Pressure wash - \$275

Pool expenses:

Installment	\$12,813.75
Ramada floor deposit	\$ 2,205.00
Electrical installation	\$ 386.91
Unnamed expense	\$ 102.16

Total pool expenses to date                      \$180,924.45

Final \$4,000 has been paid to Imperial Pools.

Security System - \$3,910.93

**Proposed 2020 Budget**

Revisions to budget:

Completion of Ramada increased to \$2,205 (Reserve expense).  
Gas increased to \$2,700.

**A motion was made and seconded (Navia/Planck) to approve 2020 Budget as amended. After the discussion by Board, motion was open to the floor. Motion passed.**

**IV. Reports**

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A. Landscaping (*D. Planck*)

- Removed 3 tagged trees as suggested by Watershed Management. They will reevaluate trees next spring.
- Cleaned up debris and trimmed bushes inside and outside the pool area.

B. Pool (*Alicia Navia*)

- The pool is open and heated, and will remain open until Christmas.
- Everyone should have a functioning keycard now. They are available at Pinehurst.
- Last month it was recommended to make the \$4,000 final payment to Imperial Pools so they would honor the warranty and requirements be met to file a complaint with the Registrar of Contractors in the future. So a motion was approved at the November meeting to make the final payment. Since then there has been information presented that it is not necessary to pay the final amount to file a complaint with the ROC. Alicia reiterated that after final walkthrough, Imperial Pools said they would honor the warranty after payment. And prior to payment, Patrick verbally agreed to do a rebar repair on the deck, but that can only be done after the pool is closed.
- In a recent meeting with the attorney, it was advised that the motion to pay the \$4,000 cannot be rescinded. The attorney's recommendation was to send the

payment along with a letter outlining the work to be done by the end of January. There has been no response from Imperial Pools since sending the letter and payment on December 6.

- Alicia recounted items that were paid for and were not received. The lawyer recommended it is better to be non-punitive and non-adversarial since we have to deal with Imperial Pools for the next 2 years. If everything isn't fixed by February 1, we will still have 2 years to go on the warranty. If we still want to file a complaint with ROC after the warranty period, we should proceed.
- Kara Scott objected to an email Dario Navia sent to some owners regarding the Imperial payment and the timeline for complaint to the ROC, which she felt did not reflect the manner in which the issue was discussed at the November meeting. She indicated the email encouraged members to support going to ROC now. She also doesn't feel there is transparency from the Board. Alicia defended transparency, noting that everything is in the meeting minutes.
- Carol Decker said she asked Dario Navia to send the email to her, as she doesn't trust Carol Keyser or Pinehurst and feels there needs to be a new management company.
- Board members present did not receive Dario's email and requested a copy.
- Patty Popp reported on talking to ROC regarding filing a complaint and was told a complaint can be made if work is substandard. She reported this to Board and hasn't received a response.
- Lois recounted negotiations to lower amount Imperial initially demanded. ROC knows of Imperial's work standard.
- Alicia said filing of complaint needs to be a Board decision.

**A motion was made and seconded (Navia/Mora-Lovelady) to file a complaint with Registrar of Contractors regardless of the outcome of the warranty work outlined in the December 6, 2019 letter. After the discussion by Board, motion was open to the floor. Motion passed.**

- Lois has concerns about Imperial Pools doing the rebar work as it will make a great mess, but no one else can do it.

*C. Security (Lois Bloom)*

- There were some issues with the gate that have been resolved.

*D. Hospitality (Kara Scott)*

- Waiting for info on new owners.

*E. ACC (Alicia Navia for Kate Avery)*

- Lot 58 – window replacement resubmittal approved after frame color change.

*F. Newsletter (S. Beheshti)*

- Sorraiyya was not able to access the November newsletter via the link.
- We will push up deadline so it can be put on website a week from Friday.
- Newsletter submissions by Saturday, December 14.

*G. Management (C. Keyser)*

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
Brian James & Sandra Elizabeth Beatty	8991 East Waverly St	138	Alison French	11/26/2019	11/22/2019
Teena Stewart	8940 East Chauncey	98	Jenny J Montijo	11/5/2019	11/1/2019

- **November Financials**

Operating Account	\$40,401.71
Reserve Account	\$50,610.03
<b>Total Assets</b>	<b>\$91,011.74</b>

- **Exceptions to the November financials**

**Income:** we are under budget on dues by \$195.21. Received \$200 title transfer fee income for sale of homes in November.

**Expenses:**

**Administrative** over budget by \$129.05 due to legal fees and we are now expensing meeting minutes. \$75 on meeting minutes and \$54.05 on postage & copies.

**Maintenance:** Under budget by \$464.67.

**Utilities:** Over budget on gas by \$237.84 but under budget on water and electricity. Under budget overall by \$174.11.

**Total Operating Expenses:** Under budget by \$509.73 for November and under budget \$25,415.76 for the year.

- **Reserve Expenses:** \$3,400 is automatically transferred to Reserves each month based on the 2019 Approve Budget. \$5,955.93 was spent out of Reserve for pool repair (Phase 2 of \$4,000) and \$1,955.93 for security system update.

- **Miscellaneous Items**

We sent an electronic notice for the Annual Meeting and call for nominations. Paper notifications were mailed to all those who do not have an email address.

- **ARC Submittal**

Hamamoto, Lot 58 – approved for their windows after resubmitting with a bronze colored frame.

## **V. New Business**

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- A. ARS 33-1807 – Effective 1.1.2020 requiring communities to receive statements at the frequency of their dues (monthly).
  - Alicia read and explained the letter to be sent to the community. She wants a specific response date put on the letter.
  - Debra suggested letter be included with Annual meeting mailing.

- Lois Bloom suggested the default statement to the homeowners be electronic. If a homeowner wants a paper copy, then they need to request and the \$2 charge for paper statement will apply.

**B. Annual Meeting Timeline**

- **December 2, 2019** – Notice of meeting and Call for Nominations  
Terms expiring: Alicia Navia & Lois Bloom. Debra Planck will be resigning because of work responsibilities. There are two Board positions for vote and one for appointment (Planck).
- **December 28, 2019** – Annual Meeting package sent out.

Alicia Navia suggested a Nominating Committee since there has not been interest in running for the Board. She thinks once the pool issue is settled, the meetings will be more positive. Dario Navia volunteered to head up the Nominating Committee with Claire Callahan, Carol Decker and Sorraiyya Beheshti as committee members.

Dario Navia complained about the way in which the ballots were counted last year and wants a definite deadline after which votes handed in late are not counted. He will rent a PO Box to send ballots to and let PPI know the PO Box number. Alicia Navia suggested hiring the League of Women Voters to count the ballots.

- **Saturday, January 18, 2020 – Annual Meeting at 10 AM at Eastside City Hall**

**VI. Owner Comments**

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- Patty Popp complimented the Board and had a question about the neighborhood watch. She also suggested replacing the pool toilets for more water efficient ones.

**VII. Next Meeting**

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Annual Meeting January 18, 2020 at 10 AM ESCH Room C

**VII. Adjournment**

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- **There being no further items of business, the meeting adjourned at 8:22 p.m.**

	Term Ends	Phone	Cell	Email
Alicia Navia, President	2020		614-507-4067	Ainavs319@gmail.com
Lois Bloom, Vice President	2020	520-354-2044	520-256-9686	Loisbloom22@gmail.com
Kate Avery, Treasurer	2021		520-612-5707	kwavery@icloud.com
Debra Planck, Secretary	2021		520-975-7623	dplanck@q.com
Melissa Mora-Lovelady, Member at Large	2021		520-250-6520	mluvlady@hotmail.com