

Fountain Park Homeowners Association
Board Meeting Minutes
Thursday, February 10, 2022 at 6:30 p.m.
Zoom Virtual Meeting

Present:

BOARD:

- X Alicia Navia**, President
- X Claire Callahan**, Vice President
- A 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:

Sorraiyya Beheshti
Kara Scott
Joelle Coffman
Edwin Halstead
Su Brazie

Carol West
Judi Dalton
Dario Navia
Carol Decker
Karen Plemons

I. Call to Order

A quorum being established with all members present, the meeting was called to order at 6:40 p.m. by President Alicia Navia.

II. Approval of Minutes

A motion was made and seconded (Navia/Steffens) to approve the November 8, 2021 Board Meeting minutes as presented. Motion passed unanimously.

III. Financial Report (*Ann Ochse*)

A. December 2021 Financials

As of December 31, 2021, FPHOA had \$87,716.86 in the operating account and \$120,695.78 in the reserve account, for a total of \$208,412.64. This is an increase of \$6,134.90 over November financials due to a decrease in expenses.

Income for the month was over budget by \$405.03, due to title transfer fees. We currently show \$1,632.87 in excess of expected income for the year.

- Administrative expenses were over budget for the month by \$307.09 due again to legal expense involving the Bylaws and CC&Rs, as well as postage and copies for the upcoming annual meeting. Administrative expenses for the year are over budget expectations by \$1,675.21 for the year primarily due to legal expense as well as catch-up expense on website expense which was under-budgeted for the year.
- Total maintenance expense remains under budget for the year by \$16,118.33.
- Utility expense was under budget for the month by \$568.27 due to decreased expenses in gas and internet. Utilities for the year are under budget by \$1,708.52.

Total expenses year-to-date are \$16,151.64 under budget. FPHOA operating net income, which is income minus expenses, for the year is \$57,224.82.

\$3,400.00 was transferred to the reserve account which earned \$15.35 interest for the month. Novak Environmental was paid \$3,069.80 from the reserve account.

B. January 2022 Financials

According to bank statements, FPHOA had \$95,200.30 in the operating account and \$124,196.21 in the reserve account, for a total of \$219,396.51. This represents a gain of \$10,983.87 over December funds.

- Administrative expenses were under budget for the month by \$1,642.83
- Total maintenance expense remains under budget by \$9,720.06.
- Utility expenses were under budget for the month by \$263.89 due to decreased expenses in water, sewer, and internet.

According to the bank statement, total expenses for January were \$2,393.98 under budget. FPHOA operating net income, which is income minus expenses, for the month of January according to the bank statement is \$4,815.44. This includes \$3,485.00 transferred to reserve.

\$3,485.00 was transferred to the reserve account which earned \$15.43 interest for the month. Novak Environmental was paid \$3,069.80 from the reserve account by check in December, but the check did not clear until January 4, 2022. The amount deposited into the reserve account increased from \$3400 a month to \$3480 in accordance with the Reserve Study.

Overall, FPHOA is beginning the new year in a state of financial solvency. It looks like we'll have funds to build at least one Ramada.

There was a discussion on changing the meeting day to the 3rd Wednesday of the month to facilitate receiving reconciled financial reports prior to the meeting.

A motion was made and seconded (Callahan/Navia) to change the meeting date to the 3rd Wednesday of the month beginning in March. Motion passed.

IV. Reports

A. Landscaping (*Claire Callahan*)

- Usual cleaning of park and entrance islands took place.
- There was an irrigation leak in the pool area near the gate. Landtamers Irrigation department repaired it last week. Martin repaired a leak along the west side of the park during their regular weekly visit.
- Claire ordered 4 Mesquite trees for the park yesterday. Some will go on the north side where the volleyball court was. Martin will add irrigation to the area next week and plant trees on the 23rd. Claire will order the wolfberry shrubs in March.
- Board budgeted to have perimeter wall along Wrightstown Rd. and entrances painted. Alicia needs contractor references for 3 bids.

B. Pool (*Alicia Navia*)

- In December Garage Floor Coating came to repair the floor near the pump room where there seemed to be some bubbles. They attributed bubbled areas to a

leak below the surface, but Worry Free investigated and did not find any leaking in plumbing or equipment. There is a break in the surface that needs to be repaired.

- The key card reader shorted out because of wire corrosion. It is now repaired and functioning. Integra bill is \$886.96 of which \$675 is labor. Note implied there might be more wire corrosion. Alicia will ask him to return, investigate and give an estimate of cost.

A motion was made and seconded (Navia/Ochse) to approve Integra bill for \$886.96. Motion passed.

- Tucson Police Dept fined FPHOA \$200 for an unregistered alarm at the pool. Thanks to Carol Keyser's efforts, the fine was reduced to \$100 and the alarm is now registered at a cost of \$20.

A motion was made and seconded (Ochse/Steffens) to reimburse Carol Keyser \$120. Motion passed.

- Claire & Alicia met with a contractor for restroom remodel and went over specifications. No bid received yet.
- Pima County Sheriff's Dept began an investigation into Patrick Crone of Imperial Pools for possible criminal prosecution. Since FPHOA filed 2 complaints with the ROC against him, FP has been asked if we want to participate. After discussion of pros and cons of participating, the board decided to provide the required information in order to be included in the inquiry.
- Color of the fountain was questioned by a homeowner. Alicia is unwilling to prioritize changing color right now.

C. Security (John Steffens)

- Nothing to report. North section of fence will probably need to be replaced at some point. Dario mentioned gate near ramada that can be opened in spite of it being locked. Handyman will be asked to look at it.
- Ann would like to check fencing along the wash for security reasons. Dario reported only post and wire fencing is allowed in that area by county although it is our property. He suggested planting native cacti to create a green barrier there.

D. Hospitality (Kara Scott)

- Kara has received a list of new owners and will start welcoming them to the community.

E. Governing Docs Revision (Judi Dalton)

- Proposal to the Board on CC&R voting
One part of the Revisions Committee's jobs is complete. We have voted to approve the amended Bylaws. Hooray!!!

Next up: CC&Rs voting

- A written consent is required. There is no provision in the current CC&Rs for electronic voting.
- 2/3 consent (120 households) is required

- Unlike the Bylaws which had a deadline for voting, there is no deadline on this vote.

We propose to send out two documents—the ballot and the informational letter—by mail to all homeowners with a stamped self-addressed envelope. After approximately 30 days, we can see how close we are to the 120 votes. Assuming, based on prior voting responses, that we will not have 120 affirmative votes, the committee and (hopefully) some board members will call or visit folks who haven't voted. We can continue getting the necessary votes for an unlimited amount of time.

On this ballot, the signature approves the amendments. It is the form suggested by our attorney, Kaycee Walmsley. While it is unusual to only vote if you approve, (rather than yes we do or no we don't) we feel it easily leaves the door open for more discussion with those who haven't sent in their ballots. They haven't voted against it, so it's easier to discuss not having voted yet than it is to change a no vote to a yes vote.

Judi Dalton has made her phone and email available for questions. She has not gotten much response, but most of it has been pro and con questions about short-term rentals and chickens.

A motion was made and seconded (Ochse/Navia) to approve mailing of background letter, ballot, and self-addressed stamped envelope regarding changing the CC&Rs to all homeowners. Motion passed.

A motion was made and seconded (Navia/Ochse) to approve payment of legal bills for December 2021 and January 2022 totaling \$1,167. Motion passed.

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

- Lot 48 – Shutters (actually a sunscreen) – approved by committee as long as color matches the outside of the house.
- Lot 173 – Solar shades – approved per condition above.

A motion was made and seconded (Navia/ Callahan) to approve solar shades for Lot 48 and Lot 173. Motion passed.

G. Newsletter (*Sorraiyya Beheshti*)

- Reports for February *Splash* edition are due to Sorraiyya by 12 noon Saturday, February 13th. Please send in a timely manner.

H. Compliance (*M. Lovelady*)

- No report.

I. Recreational Committee (*Alicia Navia*)

- Electrical Panel upgrade status
 - Alicia has contacted 3 electricians who will visit next week.
- Architectural Plans status
 - Novak Engineering firm has been paid to draw up architectural plans which should be available at the March meeting.

J. Management Report (Christy Johnson)

In Escrow

12/1/2022-2/5/2022

Escrow Date:

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
Apollo Property LLC	9070 E Lester St	173	Pamela Winegardner Brian James & Sandra Elizabeth	2/4/2022	1/28/2022
Michael & Roxanne Howald	8991 E Waverly St	138	Beatty Robert & Rosa	12/13/2021 12/13/2021	12/9/2021
Phyllis Weaver	1817 N Evelyn Ave	8	MacIntosh	1	12/3/2021

January 2022 Financials

Operating account: \$ 94,898.28
 Reserve Account: \$124,196.21
Total Assets: \$219,094.49

Exceptions to January Financials:

Expenses

Administrative Expenses: under by \$1,642.32.

Maintenance Expenses: Under budget by \$9,720.06.

Utilities: Under budget by \$263.89.

Total Operating Expense for January is \$6,067.88 Under budget YTD by \$11,626.78.

Reserve Contribution is \$3485.

Reserve Expense: No reserve monies spent during January.

Governing Documents Revision - updates

The signed by-Laws were sent to Kaycee and the website administrator.

ARC

Lot 48 – Shutters

Lot 173 – Solar shades

V. Owner Comments

- Carol West said there will be a city election to continue sales tax to repair city streets; please vote. The son of the Traders, longtime neighbors in Fountain Park passed away this fall. Carol and the family would like to plant a tree with a plaque in his memory in the park. She would like to put a notice in the newsletter asking if owners would be willing to contribute to the cost of plaque.

A motion was made and seconded (Ochse/Callahan) to approve planting of tree and plaque to be paid by individual homeowner contributions. Motion passed.

- Ricardo Small wash wall condition
 - Claire contacted Paul Cunningham last summer to let him know of the cracked wall; a service ticket was initiated with TDOT but the wall hasn't been fixed. She sent a

second request earlier this year and was told the service request is still active. Another article will be added to Splash, with corrected contact information. Judi Dalton thought the wall looked good recently. Claire will check.

VI. Next Meeting

March 16, 2022 Meeting at 6:30 p.m. via Zoom.

VII. Adjournment

- **There being no further items of business, the meeting adjourned at 8:12 p.m.**

	Term Ends	Phone	Cell	Email
Alicia Navia , President	2024		614-507-4067	Ainavs319@gmail.com
Claire Callahan , Vice President	2024		520-296-7653	clairecallahan@hotmail.com
Ann Ochse , Treasurer	2023		520-678-1382	annochse@msn.com
Melissa Mora-Lovelady , Secretary	2023		520-250-6520	mluvlady@gmail.com
John Steffens - Director	2023		808-230-1294	abramsm@gmail.com
Christy Johnson , CMCA, AMS		298-2146		Christy@pinehurstproperties.net