

Fountain Park Homeowners Association
Board Meeting Minutes
Wednesday, November 11, 2020 at 6:30 p.m.
Zoom Virtual Meeting

Present:

Board:

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

Other:

X **Donna Wood**, Managing Associate
X **Joan Groom**, Meeting Minutes

OWNERS:

Dario Navia
Sorraiyya Beheshti
Claire Callahan
Karen Plemons

Kara Scott
Paul Earls
Carol West

I. Call to Order

A quorum being established with three members present, the meeting was called to order at 6:32 p.m. by President Alicia Navia.

Alicia announced the washes adjacent to Fountain Park have been cleaned up.

II. Approval of Minutes

A motion was made and seconded (Navia/Lovelady) to approve the October 26, 2020 Board Meeting minutes as presented. Motion passed unanimously.

III. Financial Report (*Donna Wood*)

See Management Report below.

IV. Reports

A. Landscaping (*Alicia Navia*)

- Additional irrigation repairs at the west pool area have been completed.
- Arborist came and checked the Mesquite tree on NE side of the pool. Tree has an insect infestation. The proposal is to treat for insects, remove mistletoe and apply a chemical solution to control mistletoe. The cost is \$200. When the arborist climbs up, he will assess how much damage the tree has suffered and if it is savable. We may wait until spring to see if it recovers sufficiently. Arborist suggested adding extra water for a few hours 4 times a year. Claire Callahan and I met with the arborist on 11/9 and \$200 seems a reasonable cost. The Board agreed to proceed.

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

- Pool heater was turned off at the beginning of November, but the area is still open.
- We will get in touch with Imperial Pools to repair the cracks and the drain covers.
- We approved pool furniture for 2021. We will probably purchase it in January and be ready when the pool opens April 1, 2021.

C. Security (*John Steffens*)

- Not available to report.

D. Hospitality (Kara Scott)

- All caught up with greeting new neighbors.

E. ACC (Mina Reeder)

- Lot 80 – Put brick paver along sides of driveway and flagstone from gate to backyard. Committee recommended approval.

A motion was made and seconded (Reeder/Navia) to approve Lot 80 to install brick and flagstone. Motion passed.

F. Newsletter (Sorraiyya Beheshti)

- Reports for October *Splash* edition are due to Sorraiyya by 4 PM Sunday, November 15th.

G. Compliance (M. Lovelady)

- Backyard fence policy – DRAFT
 - HOA asked attorney to review shared wall issues and we have received her response. Responsibility is clear on the wall connected to the owner's house. But it's still not clear who is responsible for the back wall. Some neighbors share costs and some don't want to do that. Melissa wants to ask the community their opinion.
 - Mina said her experience is that neighbors share the cost of shared walls.
 - Since the attorney's response did not address various shared walls responsibility, Alicia prefers to ask the attorney to review those situations before presenting anything to the community. Donna will request attorney review 3 shared wall situations.
 - Board requested that Item #4 of the draft policy referring to acceptable wall building materials be re-written.

H. Recreational Committee (M. Lovelady)

- Email survey will be sent to homeowners with just 3 questions.
 - First question asks owners to write in their preferences for the recreational area. Let's see what people want and if we have the money to do it.
 - Will the owner be willing to make a contribution to cover costs?
 - Do you want a trash can added to the parking lot area?
- Claire Callahan asked what happened to the plan for a cost effective Ramada? Melissa wants a new survey since community membership has changed since then.
- The Recreational Committee consists of Kara & Andy Scott and Karen Plemons.
- Alicia clarified the area available is not just the fenced area but includes the adjacent area that was the basketball courts. Melissa prefers a protected area rather than an open area which anyone can walk in and use. Alicia suggested extending the fenced area and reiterated this is a project to be done in phases as funds allow.
- Alicia mentioned we need to revisit the French drain and grass area alternatives next to the pool. These items were included in the 2021 budget.
- Survey will go out via Survey Monkey. Melissa will incorporate ideas from today's discussion and present a revised version to vote on in December.

I. Management (Donna Wood)

No new homeowners this cycle.

October 2020 Financials

Operating Account	\$ 62,098.00
Reserve Account	\$ 85,944.96
Total Assets	\$ 148,042.96

YTD income from title transfers is \$800; for the month of October is \$100.

Expenses:

Administrative: Under budget by \$765.15. \$290 in legal fees.

Maintenance: Under budget by \$870.99. Landscape repairs were \$70. No expenditures under the following categories: tree trimming, storm removal, M&R general, M&R pressure washing, painting and pest control. We were over budget by \$348.47 in lighting for the electrical service at the entrance; M&R Fountain service by \$5, fountain by \$57.18, janitorial service by \$68.33 and pool service by \$49.71.

Utilities: Under budget by \$20.84. Electricity was over budget by \$32.08; under budget on gas by \$44.34; over budget on internet/security by \$94.51; and over budget on water by \$150.09.

Total Operating Expenses for October were under budget by \$1,656.98 and for the year under budget by \$19,064.22.

Reserve Contribution: \$3,400.

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

Miscellaneous

DRAFT Policy on backyard wall

Attached to the Board package.

Election Voting Forums: I did research on the electronic voting forums:

Association Voting.com

Eballot.com

votenowHOA.com

bigpulsevoting.com

electionbuddy.com

I focused on Election Buddy since you can have up to 350 votes and it would cost \$19 per election for simple voting. This cost is basically for doing everything yourself. I have also sent an inquiry for the cost to get some basic help to ensure our documents are correct, and some simple instruction on how to manage the process once the votes are sent out.

I am on an email exchange with SanDeep on assistance on getting the ballot put together appropriately and how the tabulation works.

I investigated the pricing of eballot.com and although it looks like it is straightforward, they want a six month commitment for 185 voters at a total of \$97.14.

Annual Meeting Timeline

Annual Meeting: Saturday 1.16.2021

Notice and Nomination for new members: 12.4.2020

Annual Meeting Package mailed (or electronically sent): 12.21.2020

Terms that expire: Milessa Lovelady, John Steffens (who filled a vacant seat) and Kate Avery's seat.

Wash Update

Attached are pictures I took on Thursday of the neighborhood washes while out on inspections. The Ricardo Small Wash – work is happening for some pipeline replacement? I have a note into Odessa Draheim to inquire about that work.

2021 Budget

- Dues remain the same
- Expected income - \$158,004.
- Administrative expenses based on historical expenditures - \$28,733.69.
- Total expenses \$119,213.69 with a net income of \$39,440.31.
- Insurance increased as well as utilities, which usually go up 4-5%. Landscape also went up.
- Capital expenditures:
 - Pool area grass, bricks, shade structure, French drain - \$15,000.
 - Landscape refurbish - \$2,500.
 - Pool furniture - \$2,600.
 - Total Capital expenses- \$20,100.
- Projected 2020 end of year Reserves - \$92,749.85.

A motion was made and seconded (Navia/Lovelady) to approve the 2021 Budget as presented. Motion passed unanimously.

V. New Business

A. Annual Meeting

- Timeline – See Management Report above
- Call for Nominations – See Management Report above
- Online Voting: options for electronic ballots
- Meeting will be virtual
- Nominating Committee: Dario Navia, Claire Callahan, Sorraiyya Beheshti, Carol Decker.
The Committee is looking at Election Buddy. Only 9 owners don't have email. There was a discussion on whether to give owners a choice of electronic or paper ballots. Most present favored electronic voting. Committee and Donna will decide.

B. FP street reconstruction follow-up – Carol West's Proposal

On October 14, the board and residents had the opportunity to visit with Ward 2 Council Member Paul Cunningham and the City of Tucson's Transportation staff about the reconstruction of our nine Fountain Park neighborhood streets.

What happens next? City Transportation Director Diana Alarcon estimated that our streets would cost about \$996,700 to reconstruct. We didn't receive any indication that our streets would be repaved any time soon. I believe that this will require a significant lobbying effort to get the job done. There must be follow-up with Council Member Cunningham about this.

Rationale: Since the Pandemic has altered the City's intake of revenues, various City projects will be postponed for now. However, that does not mean that we should not work to find financial revenue streams that might help us get the badly needed reconstruction.

If a Fountain Park Streets Committee were formed, (with board approval and a liaison from the board,) there are a number of opportunities over the next few years that will increase the chances to get the streets improved. The appointed could come together to determine how to move forward.

I am offering a few specific ideas that might be considered. Any committee formed would have to be willing to work on this for some time-I estimate that it will take a few years. There would be on-going timely reports to the board for their consideration.

1. Research funding sources for streets. Is there a combination of city and county funds that could be used for our project? (i.e., a package deal of some kind)
2. Research Proposition 101 which was passed in 2017 and will be available for five years (until 2022) for streets projects. Priorities? What are they?
3. It is possible that some other funding sources could "free up" City General Funds for neighborhood street projects. Therefore, we should study the AZ Legislative agenda to learn if bills will be introduced to increase the Highway User Revenue Funds/gas tax. There might be other bills with the same effect.
4. The Regional Transportation Authority (RTA), a county-wide transportation funding program, will likely be on the ballot in 2022. Our neighborhood should study this, and if we can, actively support this as a way to help local governments fund their neighborhood streets obligations. While the RTA won't support neighborhood streets, it could help us by funding major corridors, freeing up dollars in city budgets for our repairs.
5. Collaborate with other neighborhood groups who are seeking funding for neighborhood street repairs. "I will help you, if you will help me." We could work together to testify at the City budget hearings next spring about the need for neighborhood street funds.
6. Gain a better understanding of how governmental funding works-so that it works for us.
7. Learn to use the Request to Speak (RTS) to support AZ legislature bills relating to roads.
8. Contact our District 4 Board of Supervisors Representative to ask for advice on how we can further our goals to get our streets repaired. By establishing relationships with elected officials, we can achieve our goal.

A motion was made and seconded (Navia/Lovelady) to form a Fountain Park Streets Committee of 3-4 members, including a Board member, for the purpose of researching and pursuing funding alternatives for the reconstruction of our streets. Motion passed.

VI. Owner Comments

- None

VII. Next Meeting

A. Next meeting Wednesday, December 9, 6:30 PM

VII. Adjournment

- **There being no further items of business, the meeting adjourned at 7:58 p.m.**

	Term Ends	Phone	Cell	Email
Alicia Navia , President	2022		614-507-4067	Ainavs319@gmail.com
Mina Reeder , Vice President	2022		520-979-1267	Minareeder1896@comcast.net
, Treasurer				
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