

**Fountain Park Homeowners Association
Board Meeting Minutes
Wednesday, October 9, 2019 at 6:30 p.m.
Eastside City Hall Room A**

Attendance:

Board

X **Alicia Navia**, President
X **Lois Bloom**, Vice President
A **Kate Avery**, Treasurer
X **Debra Planck**, Secretary

Staff

X **Carol Keyser**, Pinehurst Properties
X **Joan Groom**, Meeting Minutes

OWNERS:

Dario Navia
Mary Popp
Carolee Capp
Susan Brazie
Carol Decker
Sorrajija Beheshti

Dee Sundby
Tom Sinnard
Steve G
Paula Gawson
Barbara Lehmann

I. Call to Order

A quorum being established with three members present, the meeting was called to order at 6:31 p.m. by President Alicia Navia.

Alicia made the following announcements:

- Kate Avery is being treated for cancer and the prognosis is good.
- The GAIN meeting is on October 17 from 5:30-7:30 PM. Fliers are available.
- The Community yard sale is Saturday, October 19th from 8 a.m. – 2 p.m.
- We still need a volunteer to fill the 5th Board of Directors position, which will serve until the election in 2020.
- We are looking for volunteers to test the pool water on the 5 days during the week that our regular maintenance does not come. It takes about 5 minutes to test and log in the results.

II. Approval of Minutes

A motion was made and seconded (Planck/Bloom) to approve the September 11, 2019 Board Meeting minutes as presented. After the discussion by Board, motion was open to the floor. Motion passed.

III. Financial Report

September Financials

Income	\$ 13,030.41
Expenses	\$ 9,158.80
Net Income	\$ 3,871.61

Operating Account	\$ 39,579.44
<u>Reserve Account</u>	<u>\$ 51,785.57</u>
Total Assets	\$ 91,365.01

Delinquent Dues \$ 901.02 – only 2 are over \$100

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

Expenses were up in September because of the annual insurance payment of \$2,606 and legal fees of \$725.

Pool expenses:

Installment	\$12,813.75
Ramada floor deposit	\$ 2,205.00
Electrical board	\$ 386.91

Total pool expenses to date \$176,924.45

A motion was made and seconded (Bloom/Planck) to approve payment of September legal fees of \$2,581. After the discussion by Board, motion was open to the floor. Motion passed.

IV. Reports

A. Landscaping (*D. Planck*)

- Debra reported some of the tree branches have been removed.
- Most of the drip system was turned off because of the rain and will probably be turned back on starting Monday.
- Most of the Mesquite bean pods have been removed.
- The pencil cactus was pruned. We lost a prickly pear cactus on north side of the pool.
- We are fertilizing the non- native plants.
- Meeting with Watershed Management is scheduled for Friday.

B. Pool (*Alicia Navia*)

- Electrician installed the GFCI switch for the pool lights, which was inspected and approved by Sept 16. Cost was \$386.
- We received updated bids from the two pool maintenance companies under consideration and decided to award the contract to Worry Free Pools. They started on September 30th and will come twice a week on Mondays and Fridays.
- Locksmith rekeyed all of the locks. There is now a lockbox for pool, maintenance and janitorial services. They only have access to their respective areas.
- We will be re-activating the keycard shortly.
- The janitorial service cleaned the bathrooms yesterday and will return Saturday to clean and put out the pool furniture.
- Imperial Pool sent a bill for much more than expected. Our attorney sent them a letter and after meeting with attorney, Pinehurst accountant and Carol Keyser, they reduced \$16,000 bill to \$7,000, which is still too much. HOA accountant estimates amount due is \$3,000-4,000.
- Patrick of Imperial Pools assured us the county had inspected and passed newly installed pool items, but the inspector was unaware when Carol asked for his

confirmation. Inspector is coming Monday morning to inspect the pool lights, testing kit, etc. Hopefully, everything will pass.

- There are still discrepancies in what was contracted and then installed. Sanitation system is not the same as one described in the contract, which is the Pulsar system. What we have is a different system and something Imperial put together themselves. There are an additional 6 items that are not acceptable. There are already cracks appearing in the resurfaced pool deck. Our attorney has been apprised of all items on our discrepancy list.
- Once the pool opens, it could possibly remain open until Christmas Day and re-open earlier than April next year.
- Carol Keyser recounted the process that transpired during Imperial Pools, Fountain Park, attorney meeting. It will be difficult to pursue recouping monies without a contract (we have an agreement) unless we go to court, which would be costly.
- Dario Navia reported approval for electrical panel went to the wrong city division (residential rather than commercial), so the plan needs to be resubmitted to commercial division. Carol will ask electrician to resubmit plan to city.

C. Security (Lois Bloom)

- We are working to determine the best upgrade to our security system for the pool and common areas.
- There were no incidents this month.

D. Hospitality (Kara Scott)

- Alicia reported Kara welcomed newest neighbors.
- Barbara Lehman reported having a poster sized map of the neighborhood made up for the GAIN event so owners can attach stickers to show where they live. Hopefully, neighbors will want to meet each other.
- Let Barbara know if you want a balloon for the yard sale.

E. ACC (Alicia Navia)

- A submission was put on hold as owner needs info from the city.
- Kate Avery has offered to be Board ACC liaison.

F. Newsletter (S. Beheshti)

- Sorraija reported some neighbors did not receive newsletter by email. Carol asked her to let Donna Wood know which residents did not receive it.
- Submittals for next newsletter issue due by Sunday, the 14th.

G. North Border (Alicia Navia)

- No Report. As nothing is happening with the North Border, this committee will be omitted from reports for now.

H. Management (C. Keyser)

- There were no new homeowners during the month of August.

- **September Financials**

Operating Account	\$39,579.44
Reserve Account	\$51,785.57
Total Assets	\$91,365.01

- **Exceptions to the August financials**

Income: we under budget on dues by \$258.57. Delinquencies are very few. Received \$100 title transfer fee income for sale of a home in September.

Expenses:

Administrative over budget by \$712.95 due to legal fees and we are now expensing meeting minutes. All else on budget.

Maintenance: Under budget by \$1,312.56. No monies being spent in several categories. The biggest category savers are irrigation, repairs, pool janitorial service, pool maintenance service and pest control.

Utilities: Under budget by \$111.52. Gas and electricity are under budget. Water is over budget by \$212.10.

Total Operating Expenses: Under budget by \$711.13 for September and under budget \$22,693.23 for the year.

- **Reserve Expenses:** \$3,400 is automatically transferred to Reserves each month based on the 2019 Approve Budget.

- **ARCC Submittal**

Ken & Martha Luaver, Lot 97 – to install a shed in their backyard. The defaults setback is 6 feet from any neighboring walls. He currently has his shed outlined with a 3 feet setback. The City stated it can be closer to the property line provided neighbor signs a form he received from the city (for documentation purposes).

This has been put on hold since he needs to submit a site plan to the City of Tucson.

We have received several inquiries asking about the pool opening.

V. New Business

- A. Volunteer Director
 - Alicia expressed the need for a Volunteer Director.
- B. Alternatives to Lawn in Pool Area – Delayed until next meeting.
- C. French Drain – Delayed until next meeting.

VI. Owner Comments

None.

VII. Next Meeting

November 13, 2019 at 6:30 P.m. ESCH Room A

VII. Adjournment

- **There being no further items of business, the meeting adjourned at 7:47 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	520-296-2436	kwavery@icloud.com
Debra Planck , Secretary	2021		520-975-7623	dplanck@q.com
Carol Keyser		298-2146	520-403-8312	carol.pinehurst@gmail.com