

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

Board Members Present:

Alicia Navia, President
Joelle Coffman, Secretary
Joann Duncan, Treasurer
Stella Haggis, Member at Large
Danielle Hasting, Community Manager, Paul Ash HOA Management

Owners Present:

Dario Navia-Pohl, Sorraiyya Beheshti
Michael Marshall, Su Brazie
Kara Scott, Judi Dalton
Paula Ganson

Board Members Absent:

Claire Callahan, Vice President

Call to Order:

The meeting was called to order at 6:36 PM by Board President Alicia Navia.

Meeting Minutes:

The Board reviewed the minutes from the November 15, 2023 meeting.

MOTION was made by Joelle Coffman to approve the minutes, as corrected by adding the breakdown of how the funds are allocated under the Rainwater Basin agenda item; seconded by Alicia Navia. Motion carried unanimously.

The Board noted that the meeting will be recorded as a reference to check specific details. Management takes the minutes, which are sent to the Board for review, and then posted to the website. After the minutes are approved, the recording will be discarded.

Financial reports:

Joann Duncan reported on both the November and December financial reports:

- **November 30, 2023:**
 - There was \$52,105.66 in the Operating account.
 - There was \$219,901.62 in the Reserve account.
 - There was \$272,007.28 total cash
 - Reserve total includes the monthly transfer of \$3,753.00 from the Operating account and \$62.11 interest income.
 - This month \$13,167 in dues was collected as well as late fees for a total \$13,466.37.
 - Net Income was \$3,560.84 which was \$466.19 over budget because of high water and gas bills.
 - Paul Ash HOA Management purchased a \$100,000 CD for Fountain Park from Alliance Association Bank. Reserve account funds were used. It will mature in 7 months at 5.25% interest.

- **December 31, 2023**
 - There was \$53,015.51 in the Operating account.
 - There was \$127,507.48 in the Reserve account.
 - There is now a \$100,000 CD which is earning 5.25% interest and will mature in June 2024.
 - This month \$13,177.24 income was collected in assessments and fees.

- Our bills were \$1,094.17 lower than November
- Operating net Income, according to the Budget Comparison Report for December was \$4,365.88 and under budget by \$579.63.

2024 Taxes and Compilation

Larry Recker will be sending an engagement letter to the Board for signature so his office may complete the 2024 taxes and compilation.

HOA Reimbursements

The Board reviewed a draft spreadsheet tracking reimbursements and discussed a process to be put in place. Joann Duncan will prepare a policy for Board consideration at the March meeting.

Landscape

Landscaping Committee Report

Joelle Coffman read Shelley Mueller's report summarizing:

- LC Committee met twice in December and again on January 8th.
- Planted five (5) native plants in healthy soil area and have watered using watering cart
- Met with Landtamers every week and having issues with follow through and simple requests
- In November the Board decided not to renew contract with Landtamers and worked with management company on other prospective companies
- Developed RFP to help prospective companies understand the community. Met with three (3) landscape companies: Chula Vista, Santa Rita, and Complete
- Awaiting a proposal from Santa Rita. Chula Vista declined to bid.
- Recommendation to the Board is to give Landtamers 30 day notice to end the contract with Fountain Park knowing there may be a break in coverage.
- Amendment to tree donation form adding a disclaimer that Fountain Park is not responsible for survival of Donated Trees and Shrubs
- Thanks to Andy and Kara Scott for insulating the irrigation backflow

MOTION was made by Joelle Coffman to approve the amendment to the Tree Donation Form by adding a disclaimer that Fountain Park is not responsible for survival of Donated Trees and Shrubs; seconded by Alicia Navia. Motion carried unanimously.

Erosion Control/Rainwater Capture

Joelle Coffman reported that:

- The Board approved the project in November and made a decision to work with Watershed Management Group.
- Plan was to run PVC line to new plant area for only a temporary timeframe to establish the newly planted plants.
- Becky Fitzgerald is the Project Manager from WMG who presented a drawing and proposed contract. Recommended having an excavator come in to install two new basins and receive help from volunteers in the community to plant plants, move mulch and soil.
- Asking the Board to approve an additional amount for the cost of the excavator, \$900 as well as a \$500 contingency in case something unforeseen comes up during the project. A final contract is ready which will require a 50% down.

- Kara Scott was able to reach out to the City of Tucson that has a rebate for rainwater capture. She took the free class and the Board needs to give her designation to submit for rainwater rebate. The City will pre-approve a plan and then visit the site upon completion to determine the amount of reimbursement, up to \$2,000.
- Volunteer work day is set for Saturday, February 17, 2024. Announcement to the community is forthcoming soon.

MOTION was made by Joelle Coffman to designate Kara Scott to apply for the rainwater rebate through the City of Tucson; seconded by Alicia Navia. Motion carried unanimously.

MOTION was made by Joelle Coffman to approve an additional \$1,400 for the project and to approve the contract with 50% down in the amount of \$2,240.23; seconded by Joann Duncan. Motion carried unanimously.

MOTION was made by Joelle Coffman to approve reimbursement of \$50 to Shelley Mueller for plant purchase since she lost her itemized receipt; seconded by Alicia Navia. Motion carried unanimously.

Landscape Company Proposals

The Board discussed the proposals received for monthly service and how much notice to give Landtamers.

MOTION was made by Joelle Coffman to terminate service with Landtamers effective January 31, 2024; seconded by Joann Duncan. Motion carried unanimously.

Pool:

Alicia Navia reported the following:

- A heater gasket was leaking in November and finally repaired. In order to test the repair, the heater was turned on but not turned off.
- Heater is now off and E-konomy was reminded to not heat the pool in winter months.
- E-konomy is providing customers with a calendar on treatments and protocols throughout the year, as well as explanations. Calendar will be posted in the display case next to the pump room.
- Incident with fecal matter in pool area that was reported by pool technician. Requested more prompt notification from E-konomy for similar incidents. If CDC guidelines are followed for stool contamination, the pool will only need to be closed for around 45 minutes. 24 hour closures are generally for human waste.

Security:

Su Brazie reported:

- On January 13th, the “Coffee with a Cop” event took place by the pool. It was an informal meeting between residents and TPD officers to address concerns or questions. Terry Hayward (a Community Service Officer) arranged for the officers, including Sergeant Rueben Guido to meet with us. They explained that TPD currently has fewer officers to respond to calls. Because of this, events are now prioritized by severity and calls that do not need immediate attention are not responded to as they were previously.

- Crime prevention brochures were available covering topics such as Street Safety, Cellphone Safety and Homeless Encampment Protocol and Reporting Tools. Contact the Board if you are interested in obtaining one.
- Officer Hayward suggested an active neighborhood watch program would be a benefit to our community.
- She also suggested signing up for the “Nextdoor” app or the “Ring” app, if you have a Ring doorbell. Both sites share community information and Ring provides a site map.
- A signup sheet was available to initiate an independent neighborhood watch for Fountain Park community.
- Councilman Steve Kozachic from Ward 6 provides 2 articles in his newsletter regarding scammers for solar panels. These articles will be included with the next “Splash” publication.

Hospitality:

Joann Duncan reported the following:

- There were two new homeowners identified this month. One actually moved here in April and promptly went out of town for the summer. Hospitality will be greeting both of them soon.
- A backpack was found in our park by one of our residents. After a “Lost” sign was posted our neighbor delivered the item to a new resident whose out-of-town guest left it behind. Gladly the result was a happy ending for all.

Architectural Control:

Claire Callahan was not present to provide a report. However, there is a pending application for Lot 44 to erect a Tuff Shed work/studio in the rear yard. Committee did give approval and recommended the Board approve.

MOTION was made by Alicia Navia to approve the shed on lot 44, as submitted; seconded by Joann Duncan. Motion carried unanimously.

Newsletter:

Sorraiyya Beheshti requested all articles submitted by 5:00 PM Sunday, January 21st. She reported she will not be able to prepare future Splash publications and thanked everyone for their articles and assistance. Dario and Alicia Navia have also resigned from the Splash after the January publication.

Compliance:

Stella Haggis reported there were 40 homes on the violation log and eight (8) were for lighting. Of the 32 homes, eleven (11) violations were closed as corrected and three (3) are being monitored.

Recreational Amenities:

Alicia Navia reported there is nothing new to report.

Governing Documents

Joann Duncan reported the following:

- The Rules and Regulations Committee met twice in November and once in December.
- The first section will be completed once the definition of the term Public Street and Perimeter Wall maintenance responsibilities are defined.

- The second section, named Definitions/property inspection/enforcement process is currently under revision.
- The committee continues to consider new paint colors for the final report.
- Our former attorney suggested the Board draft a resolution and define Public Street as Wrightstown Road. The HOA is responsible for painting the Perimeter Wall facing Wrightstown Road. We are looking forward to completing this process.

MOTION was made by Joann Duncan for Management to draft a resolution to define Public Street (capitalized) as Wrightstown Road and other references to public streets (lower case) as other public streets in the community; second by Alicia Navia. Motion carried unanimously.

Nominating Committee:

Claire Callahan was not present to provide a report. Dario Navia reported the following:

- There were no nomination forms received and no candidates.
- There may be no need for Election Buddy since the only vote is for the minutes.
- The Board has authority to appoint members to the Board if there are interested residents.
- Two (2) board members who are up for election may stay on until the next Annual since there are no nominees.
- It was noted that neither Claire Callahan nor Alicia Navia will continue on the Board.

MOTION was made by Alicia Navia to not use Election Buddy due to lack of candidates for 2024 election but to send 2023 minutes for voting via email and USPS to those that do not have email; seconded by Joelle Coffman. Motion carried unanimously.

Management

Danielle Hasting reported the following:

- Worked with Claire Callahan on preparation and distribution of Board Nomination email and mailing, as well as annual meeting postcards.
- Completed compliance tour on November 30th and December 14th
- Prepared and sent Scrivener's Bylaw addendum for signature
- Coordinated landscape walks with bidding contractors: Chula Vista, Santa Rita, and Complete
- Met via conference call with attorney to discuss perimeter wall maintenance CC&R articles and possible conflict
- Prepared and processed reimbursements to Landscape Committee members

Old Business

Pedestrian Traffic/Erosion Control at Open North Park Border

Three contractors were solicited for proposals:

- Dorn Construction
- Paul's Service
- Santa Rita

Paul's Service is working on a revision and Dorn Construction had asked some clarifying questions. Both agreed to return proposals by the end of next week.

Owner Comments:

- An owner asked why Fountain Park HOA's website is not a search result when typing in 'Fountain Park' or 'fountainparkhoa'. Someone will need to type the complete, correct website in order for the HOA website to appear as a result. Joelle will follow up.

Next Meeting:

The next meeting has been scheduled for February 10, 2024 at 10:00 AM at the Ward 2 Office. This is the Annual Meeting.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 8:00 PM.

Respectfully Submitted,

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

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