

**Fountain Park Homeowners Association
Board Meeting Minutes
Monday, October 26, 2020 at 5:30 p.m.
Zoom Virtual Meeting**

Attendance:

Board

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

Staff

X Donna Wood, Pinehurst Properties
X Joan Groom, Meeting Minutes

OWNERS:

Philip Rapport, Lot 118
Sorraiyya Beheshti, Lot 125

Kara Scott, Lot 161
Claire Callahan, Lot 92

I. Call to Order

A quorum being established with all members present, the meeting was called to order at 5:35 p.m. by President Alicia Navia.

Alicia stated this meeting is the conclusion of the October 14th meeting that was adjourned for lack of quorum after Council Member Paul Cunningham and TDOT Staff comments.

Alicia inquired about adding the recording of that meeting to the website. Donna said she would arrange it.

II. Notes from October 14 Meeting with Council Member Cunningham & TDOT Staff provided by Carol West

FPHOA invited Ward 2 Council Member and Vice Mayor Paul Cunningham to address the board on the state of Fountain Park's streets. He in turn invited Tucson Director of Transportation and Mobility Diana Alarcon, TDOT Public Information Officer Michael Graham, and TDOT Project Engineer Fred Felix also attended the meeting.

Cunningham explained that the City has "four pots of money" for road/mobility projects: Highway User Revenue Funds, General Fund monies, voter approved sales tax revenues, and some revenue from Pima County. There is also a recent Parks bond that contains money for some mobility projects like trails and sidewalks.

The City's first priority is the corridors around the City. Propositions 401-409 were bonds passed by the city, with bond repayment being a ½ cent sales tax. (I believe these have expired. CW)

In 2017 City voters passed Proposition 101 which is another five year half cent sales tax repayment bond with an estimated \$125 million going for public safety equipment and an estimated \$100 million going for roads; 60% of that is earmarked for arterials and 40% is for neighborhood roads. That comes out to about \$8 million yearly for neighborhood streets, or about \$1.2 million per ward. (Diana Alarcon)

Alarcon said that FP is not on the priority list for Prop 101 funds. Alarcon explained that there is a neighborhood roads assessment committee, including people from neighborhoods, who

consider neighborhood roads to score them for an equal and fair process. This is done every two years. The committee last assessed streets in 2018 and will do so again this year.

The varying conditions of the streets are looked at based on: The need, amount of traffic, and is it an "easy fix?" Roads that are low traffic but need to be rebuilt score low. Road maintenance consists of slurry seal or fog seal which is a road treatment to prolong the life of the roads.

Cunningham said that Ward 2 has 15 square miles of streets and about half have received some sort of treatment. He said that about 70% of city neighborhood streets are in failed condition. It would cost about \$700 million to fix them all. There is a twenty year backlog on the neighborhood street repairs. Investments right now are 1-2 million dollars per ward per year for these streets. There is a schedule to get these streets repaired. Some of this fund also must go for street maintenance.

Cunningham and the City staff explained the Municipal Investment District (MID) financing for street repair. This is a financial vehicle whereby neighborhoods can self-finance their street repairs and rebuilds. Alarcon said it is estimated that it would cost \$996,700 to reconstruct FP's streets.

If the neighborhood voted to go ahead with the MID, there would have to be a 50% plus 1 majority vote of the residents. For a ten year market approach, the cost including financing would be \$1.2 million; for 20 year financing, cost would be \$1.4 million. The assessment for 180 households in the subdivision would be about \$647.77/yr. over 10 years or \$392.23/yr. over 20 years.

Then this would have to go to the Mayor and Council for their approval before the project could be put in place.

It is unknown if this assessment could be added to homeowners' dues; that would have to be researched. Also, our property taxes cannot be used to pay for this since most of that revenue goes to Pima County.

However, it is possible that a request could be made for some financial assistance from Pima County to reconstruct the streets. Cunningham also said that he would try to reduce MID costs by using some general fund money for about 25-30% of the costs which he estimated at \$300,000. That would bring down the amount of the assessment for each home.

Michael Graham noted that other transportation dollars come from the Highway User Revenue Fees (HURF). HURF monies come from the vehicle license fees and the state gas tax revenues. The latter is down because of more fuel efficient cars plus the gas tax has not been raised since the 1980s. (CW: the HURF funds have been reallocated for other items by the legislature as well.)

There were questions about what happens in a resale of a home. Alarcon stated that the assessment would go with the property and not with the owner.

Cunningham said that TDOT is trying to program street maintenance for every five years with the goal of a 20 year life for a road.

Michael Graham will send the Ward 2 office some information on Ward 2 projects completed and planned along with an explanation of the MID. Cunningham said that the neighborhood can work with his office and TDOT to come up with a street rebuild plan. He will try to find any other options that are available or look for opportunities to leverage county money before we commit to an MID.

III. Approval of Minutes

A motion was made and seconded (Navia/Steffens) to approve the September 9, 2020 Board Meeting minutes as presented. Motion passed unanimously.

IV. Financial Report (*Donna Wood*)

September 2020 Financials

Income	\$ 13,758.64
<u>Expenses</u>	<u>\$ 6,795.27</u>
Net Income	\$ 6,963.37

Operating Account	\$ 60,494.34
<u>Reserve Account</u>	<u>\$ 82,534.44</u>
Total Assets	\$ 143,028.78

YTD income from title transfers is \$700; for the month of September is \$400.

Expenses:

Administrative: Under budget by \$13,488. Insurance was budgeted for September but paid in August. We were over budget in Admin expense last month, but way under budget for September. No legal fees this month. Postage and copies were also very minimal.

Maintenance: Under budget by \$1,931. We had no expenditures under the following categories: Landscape improvements, tree trimming, storm removal, Maintenance & Repair general, M&R pressure washing, lighting & painting and pest control. We were over budget in 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 \$105.80. Electricity was close to budget; under budget on gas by \$30.59; over budget on internet/security by \$71.90 (since we do not pay for August); and under budget on water by \$142.54.

Total Operating Expenses for September were under budget by \$5,881.81 and for the year under budget by \$17,407.24.

Reserve Contribution: \$3,400.

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

Alicia reported the Board met last Wednesday (10/21) to go over the 2021 budget, which will be presented at the November 11th meeting.

V. Reports

A. Landscaping (*Alicia Navia*)

- Weekly clean up and pruning is ongoing; there were additional irrigation repairs due to rodent damage.
- Possible issues with older, large mesquite at NE corner of the pool area just on the other side of the fence. Some branches are bare and there is a small amount of mistletoe. Arborist will be consulted to find out what's the best solution; have not been able to schedule yet.
- Two new neighbors have volunteered to work on the Landscaping Committee and Claire Callahan has volunteered to take over the chairperson position.
- Claire, along with 8 other neighbors, recently completed tagging of park trees with metal discs. Project had been postponed due to hot weather and pandemic concerns. They divided the park into 6 zones with a certain group of numbered trees to be found within each zone.
- Claire, Andy and Kara Scott also seeded a few of the low areas around the park with self-propagating flower seeds (from Kate Avery's yard). In addition to adding color and

beauty, the idea is to naturalize areas of the park and conserve moisture, a few of the recommendations of the Watershed Management Group, which the Landscaping Committee presented to the Board last year and were approved.

- Electrician was called a couple of weeks ago to check the electrical panel at the west entrance island. Although the panel is fine, the photocell for the fountain lights had to be replaced. Several light bulbs for the fixtures on those islands were changed as well.

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

- Heater has been on for 5 weeks. Swim season usually ends at the end of October, but we will leave the heater on until November 2. The pool area will still be available for use after that. Maintenance will service the pool 2 times a week.
- A valve on top of the new filter in the pump room cracked. It was under warranty and was replaced per warranty.
- The deck repair has numerous cracks, so Imperial Pool will need to come back and re-repair it.
- There was a motion in 2014 to replace the pool furniture, so furniture is at least 5 years old.

C. Security (*John Steffens*)

- Nothing significant to report.

D. Hospitality (*Kara Scott*)

- All new homeowners have been greeted and welcomed.

E. ACC (*Mina Reeder*)

- Lot 20 – 1832 N Evelyn – Paint front & side security gates to match the color of the house.

A motion was made and seconded (Reeder/Navia) to approve Lot 20 painting of front and side security doors black to match color of house. Motion passed.

F. Newsletter (*Sorraiyya Beheshti*)

- Reports for October *Splash* edition are due to Sorraiyya by 4 PM Thursday, October 29th.
- A summary of Paul Cunningham meeting will be included.

G. Compliance (*M. Lovelady*)

- Melissa reported the committee will draft rules regarding responsibility for and maintenance of walls and put them in November *Splash* so there are no misunderstandings between neighbors.
- Alicia thought the attorney was going to create a draft policy the Board would review and give final approval on, which Donna confirmed.
- Alicia mentioned there is a lot of information in the CC&Rs but much of it is confusing. Donna clarified there would be a clear understanding of homeowner's rights and responsibilities with respect to perimeter walls for discussion and possible approval.

H. Management (*Donna Wood*)

In Escrow

Escrow Date: 9/1/2020-10/12/2020

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
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Jeffrey Murray	1801 N Fountain Park	23	Michael & Ingrid McGehee	9/15/2020	9/11/2020
Stella Haggis	8991 E Linden St	123	Gerald Knox	9/16/2020	9/10/2020

Miscellaneous

ARC – There is one new ARC submittal.

- Lot 81 Cordova for solar installation was approved last month.
- Lot 20 Davison for security gates.

Executive Session: The Board and Donna Wood have spent lots of time this month on the wall issue for Lot 91, garnering a legal opinion from Carolyn Goldschmidt and the responsibility thereof.

There seems to be a misunderstanding of the responsibility and maintenance of the fence/wall issues. We have another member asking questions.

I would suggest that legal counsel develop a DRAFT policy for the Board to review. Once approved, it would be disseminated to members.

V. New Business

A. Proposal to reinstate Sports Amenities committee and create questionnaire to assess community interest

- We are ready to see what can be done with the areas that used to be the tennis and basketball courts. At the budget meeting, we considered bringing back the amenities committee and the ramada idea. Melissa and Alicia met with an electrician but without knowing what we will do there, it's difficult to determine what components to salvage, if any.
- We received a bid for new fencing for over \$18,000.

A motion was made and seconded (Navia/Steffens) to reinstate the Sports Amenities Committee and rename it the Recreational Amenities Committee. Motion passed.

- Alicia researched previous questionnaires. There was one in 2017 with only 37 responses that preferred removal of the tennis court and construction of a ramada. There was another questionnaire in April 2018 in which constructing sports court did not pass. Later in 2018 there was renewed interest in the tennis court area, but the issue was tabled.
- There has been interest in a ramada for years. Mina suggested basically going by the 2018 questionnaire. Melissa thought that questionnaire was done poorly and shouldn't carry much weight. She prefers a new assessment of current owners' interests. Donna agreed and suggested using a method such as Survey Monkey. Alicia prefers a simple yes or no type of survey.
- Melissa clarified that the amenities project that would be pursued in stages as funds are available to cover the costs.
- Alicia suggested Melissa approach former Amenities Committee members about being on the new Recreational Committee.

A motion was made and seconded (Navia/Steffens) to approve that the Recreational Amenities Committee draft a questionnaire of current homeowner interests in recreation amenities. Motion passed.

B. Recommendations for issues HOA's are facing due to COVID-19 provided by Shaw & Lines seminar

- Alicia attended virtual seminar and went over some requirements for holding annual meetings during COVID-19. The recommendation was to continue to have Zoom meetings, including the Annual Meeting. Computer based online voting is possible as long as a physical place is still available to count ballots. There is a way to do online voting without revealing the voter's identity. Vote Now & Election Buddy offer voting online.
- We will talk more about the elections at the November meeting as that's when we need to get the Nominating Committee set up.
- Donna reported 81 people at a large community recently voted online. She suggested doing a Zoom Annual Meeting for this year and then decide about outsourcing it the following year. There was a discussion of how the outsourcing option works. Alicia requested Donna have some cost options by the November meeting.
- Meeting will be on Zoom, but we need to determine how voting will take place.

VI. Owner Comments

- Philip inquired about erosion where the road meets the wash. Alicia remarked research we did showed it's county property and there is a minimum that can be done. Donna will send him the minutes from meeting where that was discussed.
- Alicia said the Ricardo Small Wash did not get cleaned. Mina said they were doing the upper level and Kara reported they removed old manhole covers and replaced them with new covers.

VII. Next Meeting

A. Next meeting Wednesday, November 11, 6:30 PM

VII. Adjournment

- **There being no further items of business, the meeting adjourned at 6:41 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