Fountain Park Homeowners Association
Annual Meeting Minutes

Saturday, January 18, 2020 at 10:00 a.m.
Eastside City Hall Room C

Present:

Board:
X Alicia Navia, President
X Lois Bloom, Vice President
A Debra Planck, Secretary
X Kate Avery, Treasurer
X Melissa Mora-Lovelady, Member at Large

Staff:
X Carol Keyser, Pinehurst Properties
X Joan Groom, Meeting Minutes

Members:
Beau Alexander, Lot 34
Jerry Benson, Lot 110
Claire Callahan, Lot 92
Mary Cinquemani, Lot 96
Calvin Cook, Lot 73
Dave Franklin, Lot 149
Kate Avery, Lot 44
Anne Durkee, Lot 68
Cindy & Andy Werfe, Lot 90
Patty Popp, Lot 104
Alice Homola, Lot 137
Lisa Jurkowitz, Lot 156
Kay LaPlante, Lot 13
Melissa Mora-Lovelady, Lot 176
Frank Pickett, Lot 56
Neil West, Lot 129
Kara Scott, Lot 161
Dario Navia, Lot 38
Gerry Crow, Lot 17
Carolee Capp, Lot 1
Joelle Coffman, Lot 175
Lynn Middleton, Lot 119
Anita Dingee, Lot 70
Mary Duerksen, Lot 143
Paul & Darlene Earls, Lot 59
Judy Dalton, Lot 159
Roger & Ann Ochse, Lot 82
Jean Mucha, Lot 4
Margaret Kaminsky, Lot 40
Sharon Hildebrand, Lot 51
Randy Bauer, Lot 145
Lois Bloom, Lot 41
Mina Reeder, Lot 139
Thomas Sinnard, Lot 127

1. **Call to Order**. A quorum was present and the meeting was called to order at 10:02 a.m. Alicia Navia welcomed everyone for participating and noted voting was still open until the League of Women Voters arrived.

2. **Roll Call**. Presence of Directors was confirmed by voice (Debra Planck absent & Lois Bloom arrived late).

3. **Proof of Notice**. Pinehurst Properties mailed notices at the beginning of December and the packet containing the agenda was mailed by the Nominating Committee on December 28th.

4. **Meeting Minutes**. The January 19, 2019 minutes were read by Alicia Navia. A list of the attending residents was added to the minutes; Section c. under Report of Officers was changed from Security to Vice President; and Frank Plunkett was changed to Frank Pickett in section 9e.

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5. **Report of Officers**.

a. **President** (Alicia Navia)
We had another challenging year regarding the pool and recreation center. Several directors resigned and we want to thank them for their service. The pool was heated and open until after Christmas. There are 8 video cameras in the pool area and parking lot. The common areas are looking well maintained by landscaper. We removed some of the fence bordering Tanque Verde Wash. Splash has a new format. And there were 11 new homeowners in 2019.

b. **Secretary** (Alicia for Debra Planck)
Minutes are now taken by Joan Groom. Previous month's minutes are available on the website prior to the monthly meetings. Alicia explained the process for reviewing and amending minutes.

c. **Vice President** (Lois Bloom)
No report.

d. **Treasurer** (Kate Avery).

2019 Report
Year End 2019 Operating Account was $41,746
Reserve Account was $54,030
Total Year End Assets were $95,776.
Delinquencies are $1,245, representing five people; our delinquency rate is good.

Extra expenses included legal fees for the pool situation and an updated security system for the pool.

2020 Budget
Method of calculation: number of units times monthly fee times 12.

Income	$158,854
Expenses	$123,080
Operating	$ 38,473

Transfer $3,400 to Reserve account each month
We didn't raise dues because of the $41,000 ending operating account from 2019.

We have built extra money into certain expenses
Legal fees – $10,000
Tree trimming - $7,000
Pest control - $10,000. Our pest control contract expired, and we didn't renew it so we have funds budgeted should the need arise.
Capital expenses – we need to pay the $2,205.00 final payment for Ramada safety paint.

We project having approximately $92,000 at the end of 2020. This will allow us to start entertaining committee ideas for projects.

6. **Committee Reports**.

a. **Landscape** (Alicia for Debra Planck)
We completed one phase of tree trimming in February. Trees were tagged to assist in identification. There was routine tree trimming on smaller branches throughout the year. This might result in less work and cost for the final pruning next month. Rodent population is under control although there is some damage to irrigation from rodents. Two trees whose branches landed on the path during summer storms needed trimming. Landscaping contracted with Watershed Management Group to consult regarding reducing water consumption and increasing water harvesting in lower areas; also ideas on creating a habitat for birds. Those suggestions will be discussed with new Board and we'll see what we can implement.

b. **Pool** (Alicia Navia)
Inexperience coupled with misinformation helped to create/contribute to complications and delays that resulted in the monster that became the pool renovation project. Work on Phase 2 was scheduled to begin in early January without the required permits for semi-public pools. Soliciting permits from both the City and the County caused delays. There were other obstacles involving the addition of Shotcrete (gunite) interior as well as the installation of an electrical sub-panel; another installation to provide electricity to the pool lights; arrival and installation of the new pool heater, among other things. An attorney was hired at the end of August to advise the HOA on getting contractor to complete the project.

Final inspections of all correctly permitted work by the City and County took place in mid-October. A final walk through with contractor, Imperial Pools, happened in early November. There were several items that still required correction (not up to industry standards). Among them were cracks in the new pool deck, defective pool deck drainage covers and a sanitation system that differs from what is described in the contract/agreement. In early December we were advised by attorney to send a letter requesting that some of these issues be addressed. Final payment was also included. The deadline for completion is the end of January. No response has been received. The Board approved a motion in December to file a complaint with the Registrar of Contractors against Imperials Pools.

The heated pool opened for swimming in mid-November and the heater was turned off after Christmas Day.

Worry Free Pools, which has been doing maintenance on the fountain, was also hired for pool service in October. Contracting for both services is cost saving.

c. **Security** (Alicia for Lois Bloom)

Our new security company, Integra, installed the new key card access system. They also installed new alarm system for the pool, pump room and video recording room and all are working well.

Lois (arrived 10:46 a.m.) – There was vandalism of one mailbox. The Post Office changed the entire box and issued new keys, but cautioned to be diligent. There was also some porch pirating during the holiday season. Report everything you see. Insurance companies factor neighborhood crime rate into rates, so everyone has a vested interest in security.

d. **Hospitality** (Kara Scott)
No report

e. **ACC** (Kate Avery)
Some people are submitting requests for items that don't require requests, but it's fine because it goes to Pinehurst which keeps copies on file, so they are available for your records should you need them. Don't wait until the last minute to make requests. Once received by Pinehurst, requests are sent to Kate, who transmits them to the Architectural Committee members to approve or reject. Only the Board can approve architectural changes, so allow time for the process.

f. **Newsletter** (Alicia for Sorraiyya Beheshti)
A new format for the newsletter was introduced in June. A community email is sent when the issue is available on the Fountain Park website. Please advise Sorraiyya of any features you would like included. "Getting to Know Your Neighbor" is a new feature. Book club information is also available through the newsletter.
A member requested the background on the newsletter not be in color.

g. **North Border Fence** – Several sections of fence bordering Tanque Verde Wash were removed in July due to erosion loosening it from the bank. Signs on posts were installed with warnings. The County was also consulted as to alternatives to prevent further erosion and the cost was determined to be prohibited. Two trees overhanging the bank were cut back without removing roots to reduce future erosion. Thanks to Mary Duerksen for putting up the warning signs and Debra Planck for cutting back the branches. The new Board will need to decide what to do to reduce erosion and replace the section of fence. It has to be open 18 inches at the bottom for water to flow unobstructed. Mary Duerksen explained the problem with the area.

7. **Election of Directors & Approval of 2019 Annual Meeting Minutes**
The Nominating Committee received nominations, interviewed the nominees, and sent out the ballots, which have been counted by the League of Women Voters. This will be the process going forward, so if you are interested in being on the Board, contact the Nominating Committee.

Voting Results

Dave Franklin – 21 votes
Alicia Navia – 51 votes
Mina Reeder – 38 votes
John Steffens – 29 votes

The Board will need to appoint someone to the 5th position (likely John or Dave)

New Board
Alicia Navia
Mina Reeder
Kate Avery
Melissa Mora-Lovelady

Board will appoint 5th member and reorganize by February meeting.

January 19, 2019 Annual Meeting Minutes were approved as amended – 66 yes votes, 1 no vote.

8. **New Business**. None.

9. **Questions/Comments from Members**.

a. There was a question regarding road repairs, which lead to several members mentioning areas that need repair and a request to put the City phone number for road repairs in the newsletter. Send letters to Paul Cunningham.
b. There was a report of packages being miss-delivered.
c. There was an objection to spending money to kill rodents.
d. There was a question regarding current irrigation and water harvesting.
e. Jerry Benson reported that twice his backyard concrete sitting area has been covered with soot or embers from a fire pit. He suggested a screen to prevent embers from going into neighbors' properties. Send requests to change rules to Board.
g. A new owner expressed gratitude for being welcomed to the neighborhood and explained that a wall has replaced the fence in his yard. This prompted a question about seeing something from the street. Kate responded that neighbor could object to a request for a change that affected him and the Board would consider that.
h. There was a question on when the pool will be open. Alicia replied typically in April, but perhaps late March if weather cooperates.

10. **Closing Remarks**
Alicia reported we will complete payment for the Ramada floor and get it finished. The sport amenity has some financial constraints and the new Board can look at options, perhaps creating a survey regarding what the community would like to see. Alicia called for volunteers for the Security & Landscaping Committees to create the survey. Some members mentioned previous surveys and plans that kept changing. There are some issues with water accumulating north and west of the pool so we need to look at drainage, perhaps a French drain, creating water coursing away from the substructure of the pool to reduce cracking in the pool.

No rye grass was planted in the small lawn area to west of the pool this year. We need to address what should be there.

11. **Adjournment**. With no further business, the meeting adjourned at 12:30 p.m.