
Fountain Park Homeowners Association
Board of Directors Meeting
Virtual – Via Zoom
January 20, 2026

Board Members Present:

Michael Marshall, President
Joelle Coffman, Vice President
Barbara Lehmann, Secretary
Andy Scott, Treasurer
Emilio Lopez, Director

Owners Present:

Kara Scott, Devan, Kyle Heppler
Judi Dalton, Mary Duerkson

Grace Fernandez, Community Manager, Sienna Community Management

Call to Order:

The meeting was called to order at 6:30 PM by President Michael Marshall.

Meeting Minutes:

Board reviewed meeting minutes from October 14, 2025 (Budget meeting) and November 11, 2025

MOTION was made by Barbara Lehmann to approve October 14, 2025 minutes. Seconded by Andy Scott. Motion carried unanimously.

MOTION was made by Barbara Lehmann to approve November 11, 2025 minutes as submitted; seconded by Andy Scott. Motion carried unanimously.

Financial Actions and Highlights:

Andy Scott updated the Board on the financial state of the Association. Request was made previously on a CD that did not show any interest. Management checked and explained that this bank does not indicate interest until the CD closes. The BOD requested that management check again on this issue.

Management Report

Grace Fernandez submitted a report included in the packet.

- Waiting on roofing proposals/inspections related to ramada rafter water damage. -no response after first communication. Board suggested B&M Roofing and Desert Sun.
- No response for candidates for the Board.
- Violation Inspection completed on 1/5/26

Old Business

Pool Update

Andy Scott reported the following:

- The Pool deck resurfacing is completed
- E Konomy submitted a proposal to replace the broken pool ladder at \$1000. This is a maintenance cost.

Open Board Seats/Committee Needs

- Michael Marshall voiced concern there are three open Board positions. Despite outreach there are no candidates for the ballot.
- Andy Scott thanks Michael for his work during the past year. He also suggested Management taking on extra duties not being filled by new board members. This will need to be discussed with Danielle (Sienna) as it may involve additional charges.
- Another suggestion was to go back to in-person meetings so more owners would be able to participate. Maybe split the meetings evenly between in-person and zoom.

Parking Lot Recoat

- Three bids were received. Each vendor gave different opinions as to what to do. Board requested to have a vendor meeting with Sundland and Roadrunner.
- Management will schedule via zoom.

Park Fence Repair Proposals

- Management was able to obtain another bid for the painting of the fence so that there are now two bids for the job. Very similar to Dorn's proposal.
- Michael and Emilio will prepare a side by side comparison of what was proposed for Board consideration.

Integra Contract

- Grace reported cancelling the contract with Integra before the end of the contract in 2028 would result in significant penalty charges. The Board does not wish to proceed.
- Is it possible to disable the police response to the alarm? No, that is part of the service that you pay for. If you can cancel that, there is a penalty.
- Board request to resume access to the app that allows the Board to have access to the remote camera feeds (service via Integra). Grace will follow up.
- Request to have the alarmed room doors marked with signs indicating the room is alarmed.
MOTION was made by Joelle Coffman to approve signage for the pool door; seconded by Michael Marshall. Motion carried unanimously.

New Business

ARC Applications

- Lot 36 –paint house and wall between houses.
MOTION was made by Joelle Coffman to approve the application as submitted; seconded by Andy Scott. Motion carried unanimously.
- Lot 56–painting of house and WBH, to be completed by January 1, 2027
MOTION was made by Joelle Coffman to approve the application as submitted; seconded by Andy Scott. Motion carried unanimously.
- Lot 91-paint house and wall between houses. Note: transposed colors for wall on application, but rendering is correct.
MOTION was made by Joelle Coffman to approve the application as submitted; seconded by Andy Scott. Motion carried unanimously.
- Lot 113 addition of house number tiles
MOTION was made by Joelle Coffman to approve the application with the condition that the tiles be placed in a removable holder secured with bolts or screws.; seconded by Emilio Lopez. Motion carried 3 for- 2 against.
- Lot 130-path from front entry to street using pavers
MOTION was made by Joelle Coffman to approve the application as submitted; seconded by Andy Scott. Motion carried unanimously.
- Lot 180-Paint house and wall between houses.
MOTION was made by Joelle Coffman to approve the application as submitted; seconded by Andy Scott. Motion carried unanimously.

- Lot 15-Review of an ARC previously submitted to paint a wall extending over a drainage access. The owner contests the Board decision that the entire wall is on lot 15's property. Pima County GIS maps and Deed have differ on property line. Board agreed to abide by the plat map, therefore lot 14 and 15 each own half of that wall. Grace to notify owners of both lot 14 and 15. **MOTION was made by Joelle Coffman to notify the owner that we will require him only to paint the area of the wall delineated on the plat maps as belonging to lot 15; seconded by Andy Scott. Motion carried unanimously.**

Action in Lieu Ratification

The following ARC applications were approved unanimously via Action in Lieu of Meeting process:

Lots 45, 64, 85, 138, and 178.

MOTION was made by Joelle Coffman to ratify the stated applications as submitted; seconded by Andy Scott. Motion carried unanimously.

Park Perimeter Fence

Joelle submitted a proposal from Santa Rita Landscaping to clear vegetation/tree limbs along both sides of the park perimeter fence for the amount NTE \$6,188. This would include the entire east side on both sides of the fence as well as one portion of the north fence where a mesquite is leaning on the fence. The City of Tucson has agreed to clear their parcel on the west side of the park. Wrightstown Ranch HOA has been approached by Grace and asked to clear their side of the fence on the south side of the park.

Board discussion and further action tabled until Grace contacts Pima County with a request that they clear along the east side of the park/county border.

Annual meeting Plan & Action

Michael Marshall reviewed the agenda for the annual meeting on February 21 at the Kirk Bear Canyon Library.

Owner Forum

No comments.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 8:04PM.

Respectfully Submitted,

Grace Fernandez
Community Association Manager
Sienna Community Management