
Fountain Park Homeowners Association
Board of Directors Meeting
Virtual – Via Zoom
May 13, 2025

Board Members Present:

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

Owners Present:

Kara Scott, Judi Dalton
Sorraiyya Beheshti , Alicia Navia

Danielle Hasting, Community Manager, Sienna Community Management

Call to Order:

The meeting was called to order at 6:32 PM by Vice President Michael Marshall.

Meeting Minutes:

The Board reviewed the minutes from the March 19, 2025 meeting.

MOTION was made by Barbara Lehmann to approve the March 19, 2025 meeting minutes, as presented; seconded by Joelle Coffman. Motion carried unanimously.

Financial reports:

Andy Scott reported that the CD renewed on April 7th for 7-months at Alliance Bank.

MOTION was made by Joelle Coffman to code all Security related charges to Security/Alarm Service instead of Common Area Maintenance; seconded by Andy Scott. Motion carried unanimously.

Management Report

Danielle Hasting reported on the open items she has been working on.

- Compliance inspection completed monthly.
- Facilitated Action in Lieu documents for various items including ACC submittals
- Obtained update from TEP related to the Dusk to Dawn lights in the parking lot
- Drafted and revised Paint notification letters
- Attended Paint compliance walk with ACC members
- Coordinated administrative process to notify owners of paint deficiencies
- Worked with First Citizens Bank to obtain the HOA debit card, which was delivered on May 8th

Old Business

Park Lighting Resolution

Joelle Coffman reported she contacted TEP for clarification on billing for the two dusk to dawn lights in the parking lot. The Contract and a breakdown of charges will be posted on the Fountain Park website under service vendors for future reference. The poles and lights are owned by TEP and there are no alterations permitted except by TEP. Fountain Park must notify TEP when there are outages and TEP will replace lights at no additional cost. Joelle has asked TEP to evaluate the energy efficiency of the current lights. TEP agreed. Joelle will report the outcome.

Revised Rules and Regulations Document

Michael Marshall posed the question to the Board whether the Revised Rules should be mailed to all owners.

MOTION was made by Joelle Coffman for the HOA to provide the updated Rules and Regulations as well as the Painting FAQs to all owners via USPS mailing; seconded by Michael Marshall. Ayes: 4, Nays: 1. Motion carried.

New Business

Recreation/Amenities

Emilio Lopez reported that the work is complete and very clean. The crew just needs to remove the equipment tomorrow and a few large sections of concrete.

The railroad ties were an additional cost and approved by the Board via Action in Lieu since the cost exceeded the \$2,500 approved at the March meeting.

MOTION was made by Emilio Lopez to ratify the Action in Lieu approving the railroad ties expense at a cost of \$8,332.00; seconded by Michael Marshall. Motion carried unanimously.

Emilio Lopez presented proposed Fountain Park Grill guidelines and noted the Guidelines need to be modified slightly. Joelle requested reference to grill brushes be removed. Metal brush fragments from brushes are a safety hazard as they can be inadvertently ingested.

MOTION was made by Michael Marshall to approve the Park Grill Rules with the revisions noted above and condensing the document so it is one page; seconded by Joelle Coffman. Motion carried unanimously.

Danielle Hasting will reach out to the landscaper and janitorial company to check if they would remove the ashes on their service day.

Four (4) umbrellas were donated to the Association. Emilio has asked the Board if the picnic tables could be modified by drilling a hole into the tabletop surface so the umbrellas could be installed.

MOTON was made by Emilio Lopez to install the umbrellas in the park; seconded by Joelle Coffman. Motion carried unanimously.

Reserve Study

Michael Marshall reported that Andy Scott is on the ad-hoc committee. Association Reserves offers a budgeting tool that will be used to review long term funding and projections for years in the future.

Security Status and Update

Michael Marshall reported there were two bids received for camera upgrades. Before a third is obtained, the internet infrastructure will need to be resolved– the current internet service provided by CenturyLink is DSL. The camera options are limited with this low level of service. Comcast/Xfinity is an alternative that is being pursued. There may be a service charge to establish a line to the equipment room.

Landscape Improvements Update

Joelle Coffman reported that the Native Pollinators Habitat Project has been successfully completed and came in at \$2000 under the approved budget. EcoSense was the contractor selected to complete the project who completed the work at a cost of \$27,808. The final project included new landscaping, plants, turf removal, and PVC irrigation with a smart controller.

Revisit of the Reimbursement Policy

Andy Scott reported he now has the debit card for committee use. It can be checked out through him as the Treasurer.

ACC Issues and Processes

Joelle Coffman presented a scenario on an owner's lot where there is a short perimeter wall that joins the neighboring property wall between lots facing the street. To preserve a harmonious appearance (See CC&Rs, Article 3, Section 3.2), both walls should be painted the same color scheme, that is, Whole Wheat with a Cream top. There is currently no request in process.

Pool Deck Repair and Pricing

Andy Scott reported that the pool decking has cracks in various areas as well as pool deck drains with gaps along the deck seams. There were five different contractors who were contacted to obtain competitive pricing. The two that responded were Pima Pools and Arrowhead Pools for \$23,747 and \$43,921 respectively. Both companies would complete the project in November and offer a 2-year warranty. Both address the deficiencies noted in the current surface but they differ in how they address the cracks. The Pool Committee is recommending Pima Pools as the contractor to complete this project. Andy asked Pima Pools to provide a final update including the following revisions:

- The entire walkway from the parking lot to the pool
- Updating the bid expiration date
- Locking in the price if 50% down is made now
- Clarification on the 'super drain.'

MOTION was made by Andy Scott, to proceed with Pima Pools once the open items are addressed at a cost not to exceed \$30,000 and to pay 50% now to lock in the price; seconded by Joelle Coffman. Motion carried unanimously.

Fountain Cleaning Action

Andy Scott reported that Economy Pools does not appear to be vacuuming the fountain basin three times per week in the summer and twice per week in the winter. Andy Scott will ask Alicia Navia if she would be interested in receiving the service reports as Pool Chair. Danielle Hasting will contact E-Konomy Pools to confirm vacuuming is being completed, as contracted.

Ratification of Actions in Lieu for Painting: 159, 92, 107, 115, 143, 21,

MOTION was made by Joelle Coffman to ratify the Action in Lieu 159, 92, 107, 115, 143, 21; seconded by Andy Scott. Motion carried unanimously.

MOTION was made by Joelle Coffman to ratify the Action in Lieu for lot 161 for a free standing pergola; seconded by Emilio Lopez. Ayes: 4, Nays: 0, Abstain: 1. Motion carried.

MOTION was made by Joelle Coffman to approve the application from lot 83 for a free standing gazebo with dimensions 14'L x 10'W x 8'H; to be erected in the area indicated on the applicant's drawing. Seconded by Andy Scott. Motion carried unanimously.

MOTION was made by Joelle Coffman to approve the application from lot 50 for window replacement with tan window frames, as submitted; seconded by Andy Scott. Motion carried unanimously.

Owner Comments:

- Owner suggested Verizon as an alternate option for internet in the pool area.

Next Meeting

The next Board of Directors meeting is scheduled for June 10, 2025 at 6:30 PM. In consideration of the earlier meeting date, management will work to prepare the May financial reports by the end of the first week of June.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 7:59 PM.

Respectfully Submitted,

Danielle Hasting, CMCA, AMS
Community Association Manager
Sienna Community Management