

---

Fountain Park Homeowners Association  
Board of Directors Meeting  
Virtual – Via Zoom  
November 19, 2024

---

**Board Members Present:**

Joelle Coffman, President  
Michael Marshall, Vice President  
Joann Duncan, Treasurer  
Andy Scott, Member at Large  
Emilio Lopez, Secretary

**Owners Present:**

John Cox, Judi Dalton, Kara Scott  
Su Brazie

Danielle Hasting, Community Manager, Sienna Community Management

**Call to Order:**

The meeting was called to order at 6:33 PM by President Joelle Coffman.

**Meeting Minutes:**

The Board reviewed the minutes from the September 17, 2204 meeting and the October 10, 2024 Budget meeting.

**MOTION was made by Andy Scott to approve the September 17, 2024 Board meeting minutes; seconded by Joann Duncan. Motion carried unanimously.**

**MOTION was made by Joann Duncan to approve the October 10, 2024 Budget meeting minutes, as written; seconded by Andy Scott. Motion carried unanimously.**

**Financial reports:**

Joann Duncan reported on the financials from October 31, 2024. A summary of the balances are included as follows:

- Operating account balance is \$70,329.99
- Reserve account balance is \$137,394.13
- Monthly Reserve transfer of \$2,547.47 was made, as budgeted. Operating Account earned \$42.16 interest
- Total Reserve account is \$241,816.40
- Total Fountain Park funds total \$312,146.30
- Payments totaled \$14,185.31
- Operating Net income was \$179.49 over budget
- Reserve net income for the month was \$2,999.56

Reserve Study walk was conducted on October 29, 2024 with Michael Vlaming from Associated Reserves. His report will be prepared by November 22, 2024.

**Management Report**

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

**MOTION was made by Andy Scott to add the rule 'alcohol is prohibited in the pool area;' seconded by Joann Duncan. Ayes: 4 Nays: 1. Motion carries.**

### **Old Business**

#### **Playground Equipment Repairs/Replacement**

The Board reviewed the proposals for pea gravel from AAA Landscape, Dorn Construction, and Bright View.

**MOTION was made by Joelle Coffman to authorize the Recreational Amenities committee and Michael Marshall to review the proposals for pea gravel/ impact surface correction and make a recommendation to the Board; seconded by Emilio Lopez. Motion carried unanimously.**

#### **Rules and Regulations**

Joann Duncan presented the draft revised Rules and Regulations for Board consideration. She shared the questions asked and answered each. Board has reviewed and sent requests for revisions to the committee. The next step is Management review of the document, then it will be sent to the attorney for review.

Discussion ensued as to the Perimeter Wall policy and how to update that policy along with the Rules.

**MOTION was made by Joann Duncan to increase the late fee to \$15.00 when the new Rules and Regulations go into effect; seconded by Michael Marshall. Motion carried unanimously.**

**MOTION was made by Joelle Coffman to authorize the Rules and Regulations Committee to reconcile the Perimeter Wall Policy, definition of Public Streets and the updated Rules and Regulations and make any changes necessary; seconded by Andy Scott. Motion carried unanimously.**

#### **Nomination Committee**

Michael Marshall reported that there will be three (3) positions available at the upcoming annual meeting. The first step is looking for volunteers to serve on the Nomination Committee which will work with management in noticing the community and look for volunteers to run for the positions on the Board.

#### **2025 Budget**

The Board reviewed the draft budget and requested one final change, the Barbecue Grill Reserve project reduced to \$1,500.

**MOTION was made by Joann Duncan to approve the 2025 Budget, as updated; seconded by Emilio Lopez. Motion carried unanimously.**

### **New Business**

#### **ACC Request – Lot 21**

Joelle Coffman reported that the owner received neighbor permission for the atrium request.

**MOTION was made by Joelle Coffman to approve the application; as submitted; seconded by Michael Marshall. Motion carried unanimously.**

#### **Irrigation Repair**

**MOTION was made by Joelle Coffman to approve irrigation repairs by Santa Rita at an amount not to exceed \$5,000; seconded by Joann Duncan.**

#### **2025 Annual Meeting**

The Board discussed Saturday, February 22, 2025 as the date of the next Annual Meeting at Ward 2 offices from 10:00 AM-12:00 PM. Danielle Hasting will secure the meeting room with Ward 2.

**Pool Party Deposits – Cash Option**

Andy Scott introduced the option of cash as an option for the pool party deposit. Checks are used much less frequently than in prior years and it is often more convenient for residents to submit a deposit in the form of cash. It was agreed that the preferred form of payment is a check but the management company is able to charge the owner's account and reverse the charge for those owners who do not have checks.

**Motor Vehicles in the Park – Vendor Restrictions**

The management company will alert all vendors and contractors the specific restriction:

No motorized vehicles are allowed to be driven into the park without written prior permission from Management. A Fountain Park representative must be consulted for route planning at the time work is conducted if such permission is obtained.

**Owner Comments:**

- Owner thanked the Rules and Regulations committee for the efforts in making the much needed changes. Asked the Board to consider sending the final draft of the revised Rules and Regulations to the owners for review before final approval.

**Next Meeting**

The Board agreed that a regular Board meeting is needed prior to the Annual meeting. The next meeting is scheduled for Tuesday, January 14, 2025

**Adjournment:**

There being no further business to discuss, the meeting was adjourned at 8:10 PM.

Respectfully Submitted,

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