
Fountain Park Homeowners Association
Board of Directors Meeting
Virtual – Via Zoom
March 10, 2026

Board Members Present:

Joelle Coffman, President
Andy Scott, Treasurer

Owners Present:

Kara Scott, Judi Dalton, Alicia Navia

Grace Fernandez, Community Manager, Sienna Community Management

Call to Order:

The meeting was called to order at 6:30 PM by President Joelle Coffman

Meeting Minutes:

Board reviewed meeting minutes from the budget meeting January 20, 2026

MOTION was made by Andy Scott to approve January 20, 2026 meeting minutes as submitted; seconded by Joelle Coffman. Motion carried unanimously.

Financial Actions and Highlights:

Andy Scott pointed out that there are two CD's that are maturing 4/23/26 and 6/7/26. The CD for 4/23/26 should be renewed and the same current rate or as listed at 3.67% or higher at 6 or 7 months when it does mature. Will review rates when the 6/7/26 CD matures.

MOTION was made by Andy Scott to approve renewing maturing CD 4//23/26 with a 6-month CD at best possible rate or fixes as current; seconded by Joelle Coffman. Motion carried unanimously.

A question was raised as to why the reserve contribution was doubled for the month of January. Management clarified that the reserve contribution was mistakenly doubled and revised reports had been sent prior to the meeting.

Management Report

Grace Fernandez submitted a report included in the packet.

- Handyman supplied a quote for pool ramada gutters, but is unable to replace rotted wood in the ceiling.
- Dorn and another vendor will be contacted for the beam replacement.
- Access to the Integra security system and app was discussed. Board needs more information. Integra has given notice there is a low battery status in an alarm panel. They will come out and change it for a \$130 service charge. The Board declined.

Old Business

Parking Lot Resurfacing:

Both Zoom and in person on site meetings with Sundland and Roadrunner asphalt companies occurred in February. Several Board members attended. A summary and side by side comparisons of bids received was included in the Board packet. The proposals are very different. It is likely that the parking lot asphalt is at or near the end of its life. Discussion to have the Rec Amenities committee explore gravel/other more affordable options.

MOTION was made by Andy Scott to table the asphalt proposals and ask the Rec Amenities committee to explore gravel or other options. seconded by Joelle Coffman. Motion carried unanimously.

Drainage Channel Cleanout

Rainwater pools on the NE corner of the parking lot, an undesirable condition for asphalt lots. There is an existing drainage channel on the east side of the lot that is silted in. A SRL proposal to Re-establish drainage grade from the parking lot to an infiltration area is provided in the Board packet.

MOTION was made by Joelle Coffman to approve SRL proposal 36768 (Re-establish drainage grade from the parking lot to infiltration area) not to exceed \$2352.00. Seconded by Andy Scott. Motion carried unanimously.

Park Perimeter/Property Line

Joelle reported the park perimeter fence needs to be cleared of encroaching vegetation/tree limbs to maintain the integrity of the fence and allow for maintenance, such as painting.

MOTION was made by Joelle Coffman to approve SRL proposal 34435 not to exceed \$428.49 and SRL proposal 33192 NTE \$5760. Seconded by Andy Scott. Motion carried unanimously.

- West End - COT started cutting back trees from their property abutting the FP fence line.
- South End - Wrightstown Ranch will be clearing the trees that are encroaching from their side.

Pool Fence Repair Proposal

MOTION was made by Joelle Coffman to approve Dorn proposal for 3875.00 to repair and paint pool fencing seconded by Andy Scott. Motion carried unanimously.

Park Fence repair

A proposal from Dorn has been submitted to repair and repaint the park perimeter fence. Discussion as to whether and when this project needs to be done.

MOTION was made by Andy Scott to table seconded by Joelle Coffman. Motion carried unanimously.

- The Rec Amenities Committee has volunteered to repair the barrier guardrail on the East side of the parking lot. Cost will not exceed \$100.

MOTION was made by Andy Scott to approve the request, seconded by Joelle Coffman. Motion carried unanimously.

New Business

ACC Applications

- Lot 15 : exterior painting
MOTION was made by Joelle Coffman to approve the ARC for lot 15 as stated; seconded by Andy Scott. Motion carried unanimously.
- Lot 24-exterior painting
MOTION was made by Joelle Coffman to approve the ARC for lot 24 as submitted; seconded by Andy Scott. Motion carried unanimously.
- Lot 30- exterior painting with a request to revise the R&Rs to allow a different paint scheme for the free standing wall facing the street for house model #165. Discussed with input from ACC.
MOTION was made by Joelle Coffman to approve the ARC for lot 30 as submitted with the condition that the freestanding wall in front facing the street must be painted per the Rules

and Regulations regarding walls between houses facing the street (WBH). Seconded by Andy Scott. Motion carried unanimously.

MOTION was made by Joelle Coffman and seconded by Andy Scott that the Board will not revise the Rules and Regulations at this time in regard to the 6 homes-Model 65. This may be reconsidered in the future.

Action in Lieu Ratification

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

Lot 76 - exterior painting

MOTION was made by Joelle Coffman to ratify the AIL for lot 76 as submitted; seconded by Andy Scott. Motion carried unanimously.

Newsletter

The format of the newsletter is being reconsidered. The committee is looking for members with digital editing skills. The newsletter will not be monthly and will be an abridged version for the present.

Security Camera

Andy Scott reported that the newest camera has condensation, requested to check on warranty on the camera.

Appointment of Board Member

No owners submitted their names as candidates for election in February 2026 to the three open Board positions. Per the Bylaws, Article IV, Section 4.03 Vacancies, Vacancies in the Board caused by any reason other than the removal of a Director by vote of the Owners, shall be filled by vote of the majority of the remaining Directors, even though there is less than a quorum. Each person elected or appointed to fill a vacancy shall serve as a Director until the completion of the term for which that Director has filled.”

MOTION was made by Joelle Coffman to appoint Shawn Davison to fill one of the vacant two year terms; seconded by Andy Scott. Motion carried unanimously.

Owner Forum:

No owners spoke.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 8:00 PM.

Respectfully Submitted,

Grace Fernandez
Community Association Manager
Sienna Community Management