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Fountain Park Homeowners Association  
Board of Directors Meeting  
Virtual – Via Zoom  
November 11, 2025

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**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 & Robert Hyde

Danielle Hasting, Community Manager, Sienna Community Management  
Grace Fernandez, Community Manager, Sienna Community Management

**Call to Order:**

The meeting was called to order at 6:01 PM by President Michael Marshall.

**Meeting Minutes:**

The Agenda was amended to include September 9<sup>th</sup> and 29<sup>th</sup> minutes for approval.

**MOTION was made by Michael Marshall to approve the minutes from September 9 and September 29 as submitted. Seconded by Joelle Coffman. The motion carried unanimously.**

Joelle Coffman stated that the October minutes should reflect the directives given to Danielle to provide the following information for the 2026 Budget:

1. The expected/estimated Federal taxes due for 2026 due to interest in investments.
2. Santa Rita Landscaping-Will there be an increase on the current contract?
3. Integra-What would the cost be to deactivate the police alarm?
4. Cost of seal vs slurry for the parking lot resurfacing.

Minutes for October tabled until the edits needed are made and will be part of the January agenda.

**Financial Actions and Highlights:**

Andy Scott updated the Board on an upcoming CD renewal; 2024 taxes were finalized in October.

**Management Report**

Grace Fernandez submitted a report included in the packet.

- Fielded phone calls and emails from homeowners.
- Interacted with the Board members via email and telephone.
- Interacted with vendors on behalf of the association
- Reviewed Association invoices and bills as received and coded for payments.
- Site inspection completed.
- Sent out violation letters as needed.
- Had a Zoom meeting with Michael and a separate meeting with Joelle.
- Inspection walk with Joelle scheduled 11/12/25

**Old Business**

**Pool Update**

Andy Scott reported the following:

- The pool deck project began on 11/10/25, there is access to the cart for watering.
- Skimmer update, the pump-piston was replaced.

- Pima Pools will check with the Pima County efficacy flow regulations.
- Consideration to replacing the ladder in January once the project is completed, cost is \$1200.00. Will check on additional pricing before then. To be added to the January agenda.

#### Fountain -Update

Andy Scott stated that the fountain looks great after the cleaning. There doesn't seem to be any issues. Service is Monday, Wednesday, and Friday.

#### Parking Lot Recoat

Bids will be presented in January for a vote. Expense is included in the 2026 Budget. The bids should reflect seal versus slurry.

#### Pest Control

UPC has three separate service contracts (pest,, termite and rodent). Joelle Coffman reported that pest control is billed at \$80/month x 8 months. During that period, only two or three treatments were done this year. This is not cost effective. She proposes that the UPC pest contract be terminated. Treatments can be arranged on as needed basis, not necessarily with UPC.

**MOTION was made by Joelle Coffman to discontinue the UPC pest control contract; seconded by Michael Marshall. Motion carried unanimously.**

#### Valve Repair

A bid from SRL to replace an irrigation valve in the park in the amount of \$350.00 was reviewed.

**MOTION was made by Joelle Coffman to approve valve replacement; seconded by Andy Scott. Motion carried unanimously.**

#### Park Fence Repair

Emilio Lopez reported there are three sections that look bad, a fourth section has started corroding. One bid from Dorn Construction has been received. Two additional bids have been requested to be considered in January.

#### 2026 Budget Review.

Several adjustments were discussed and added to the budget accordingly.

- 2% increase in landscaping contract.
- Adjustment to pest control to reflect as needed service.
- A request to bid out janitorial services was made
- Road work bids to be submitted for crack fill/seal vs slurry.  
**MOTION was made by Michael Marshall to approve the 2026 budget with an assessment increase of 4.15%, \$80.00 monthly: seconded by Andy Scott. Motion carried unanimously.**
- Request to add to the 2026 Budget \$1750.00 for replacement of trees lost in 2025  
**MOTION was made by Joelle Coffman to approve the \$1750.00 to replace trees: seconded by Andy Scott. Motion carried unanimously.**

#### **New Business**

##### ACC Applications

- Lot 17 – exterior painting.

**MOTION was made by Joelle Coffman to require the owner to repaint the garage trim band and the wall cap Whole Wheat in velvet sheen effective immediately. Seconded by Andy Scott. Motion carried unanimously.**

- Lot 15 – painting of wall between houses, to be completed by January 1, 2026. The wall is between houses facing the street over a drainage easement. Plat map shows the easement is on lot 15's property. Owner must paint the wall from his house across the easement to the adjacent property line.

**MOTION was made by Joelle Coffman to approve the application with the stipulation that the area to be painted is from house wall of lot 15 to the adjacent property wall to the west and that painting shall be completed by January 2026; seconded by Andy Scott. Motion carried unanimously.**

#### Action in Lieu Ratification

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

Lots 105, 35, 155, 60, 164, 29, 107, 114

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

#### CD Renewal

The following Renewal of CD at 3.75 % for 7 months, this will have 2 CDs staggered, was approved unanimously via Action in Lieu of meeting.

#### Owner Forum

Robert Hyde introduced himself, now living in the community and as being interested in being more involved with the community. He has a safety and security background.

#### Nomination Committee/Open Board seats in 2026

It was discussed that the Nomination Committee helps recruit candidates for Board seats. Currently there are no members on that committee. Volunteers are needed. Board elections are upcoming in February. There will be two open seats.

#### **Adjournment:**

There being no further business to discuss, the meeting was adjourned at 7:14 PM.

Respectfully Submitted,

Grace Fernandez  
Community Association Manager  
Sienna Community Management