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

Board Members Present:

Joelle Coffman, President
Andy Scott, Treasurer
Shawn Davison, Vice President

Owners Present:

Kara Scott, Dorothy Boone, Alicia Navia,
Claire Callahan, and Mary Duerkson

Jena Carpenter, Community Manager, Sienna Community Management

Call to Order:

The meeting was called to order at 6:49 PM by President Joelle Coffman

Executive Session Decisions

- **Action #1 MOTION was made by Andy Scott to approve the June Executive Session minutes was seconded by Shawn Davison and passed unanimously.**
- **Action #3 MOTION was made by Shawn Davison to require account #106800910 to paint the home per the application approved in June 2026 no later than March 1, 2027, was seconded by Joelle Coffman and passed unanimously.**
- **Action #4 MOTION was made by Joelle Coffman for accounts # 106800430 & 106800210 who painted over the 3x3 red tiles without approval the Board considered their communication and asserts its authority and right to require a reversal on any unapproved painting and will determine a long-term solution and notify the owners once decided was seconded by Shawn Davison and passed unanimously.**
- **Action #5 – no action needed.**

Meeting Minutes:

Board reviewed meeting minutes from the meetings on February 21, 2026 & June 9, 2026.

MOTION was made by Joelle Coffman to approve the February 21, 2026, organizational meeting minutes was seconded by Andy Scott. Motion carried unanimously.

MOTION was made by Andy Scott to approve the June 9, 2026, minutes was seconded by Shawn Davison and passed unanimously.

Financial Actions and Highlights:

Andy Scott reports we have strong collections and investments, everything is looking healthy. We are ahead of plan year to date from unbudgeted interest from CDs and delayed projects and a savings of \$35k for the fence painting. We are watching for other unexpected payments due to storm damage.

Management Report

Jena Carpenter submitted a report included in the packet with verbal highlights. Jena will obtain the pump serial number as requests for the information have gone unanswered. Bids are being collected for pool maintenance and the ramada roof items that are still outstanding. Spot welding bids are being sought for the perimeter fence once the locations are identified. Last, Sienna will be changing software which will hopefully not impact services but will create a better efficiency for reporting and owner/board engagement.

MOTION was made by Andy Scott to approve the spot welding not to exceed \$600 was seconded by Shawn Davison and passed unanimously.

Owner Forum

Claire Callahan spoke regarding the next Board election timeline.

Old Business

Ramada Maintenance

Management is still collecting bids for the ramada roof work which was not completed by Dorn previously.

Pool Maintenance Bids

Management is collecting bids for pool maintenance, one from Oasis has been received and we are waiting for 3 more.

Pool Swim Season

It was suggested to open the pool earlier in the year to accommodate families that have an early spring break and allow the pool to be ready for swimmers in March. Additional costs should not exceed \$750 to open early.

MOTION was made by Andy Scott to open the pool on March 6, 2027 weather permitting as a trial was seconded by Shawn Davison and passed unanimously.

New Business

Action in Lieu Ratification

The following ACC applications were approved unanimously via email:

Lots 37, 81, and 144

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

ACC Applications

- Lot 4 – Approve Exterior Painting as submitted
MOTION was made by Joelle Coffman to approve application as stated and to be painted by March 1, 2027; seconded by Andy Scott. Motion carried unanimously.
- Lot 16 - Approve Painting as submitted with the condition that the exterior architectural tiles not be painted.
MOTION was made by Joelle Coffman to approve the application with the condition that the architectural tiles not be painted over and that the painting be completed by March 1, 2027 ; seconded by Andy Scott. Motion carried unanimously.
- Lot 61 – Approve painting as submitted
MOTION was made by Joelle Coffman to approve application as stated and to be painted by March 1, 2027; seconded by Andy Scott. Motion carried unanimously.

Replacement options for red house tiles on Models #163 & 167 – discussion ensued about how to address the tiles that are aging and may no longer be available.

MOTION was made by Joelle Coffman to refer the discussion to the ACC to recommend a long term solution for the red tiles was seconded by Shawn Davison and passed unanimously.

Enforcement Letters – Notification to Owners of violations: process for choosing email notices. Sienna will email violation notices at an owner's request. Notice will be added to the Splash and future communications.

Fountain – Fountain not working – contract specifies maintenance frequency and procedure which is not being followed by E-Konomy. Jena will contact E-Konomy again. The Electrical issue was repaired. The GFCI was faulty and had to be replaced.

Storm Damage to Fence – The NW corner of the fence has been damaged by a fallen tree. A repair proposal is needed and must be compliant with Pima County Floodplain Use. Both the fence and wrought iron are damaged, Andy Scott provided recommended repairs as there is some receding land that could be addressed at the same time. Sienna will set up contractors to meet with Mary Duerkson.

MOTION was made by Andy Scott to get 2-3 bids with recommended repairs compliant with County Codes was seconded by Joelle Coffman and passed unanimously.

Engagement – The current composition of the Board is three members; we are looking to get up to five and would like to attract new Board Members. We are six months out to the election. Joelle Coffman will write a letter that includes information of what would happen if there were no Board Members, Jena will edit and send it out by paper to all members.

New Feature Splash – tabled

Committee Reports – currently done monthly and recommending doing it bi-monthly in conjunction with the Splash.

MOTION was made by Andy Scott to produce reports bi-monthly was seconded by Joelle Coffman and passed unanimously.

Parking Lot – Resurface gravel options. A scope of work was developed by the Rec Amenities committee:

Demolition of existing asphalt parking lot, installation of a solid-surface pedestrian path and handicap parking space, subgrade preparation, drainage engineering, and conversion of primary drive lanes/parking to eco-friendly gravel. To include managing the flow of water vs. a French Drain in the NE Corner.

Discussion ensued. Once bids for Gravel are in hand, the Board will decide between asphalt and gravel options.

MOTION was made by Andy Scott for Sienna to obtain 2-3 bids for gravel as per the RFP was seconded by Shawn Davison and passed unanimously.

Next Meeting Date

Dates were set by the Board at the Organizational meeting. Shawn Davison was not on the board at the time but is unable to meet on 9/15/26. The next meeting date will be September 22, 2026.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 8:13 PM.

Respectfully Submitted,

Jena Carpenter, AMS, PCAM
Community Association Manager
Sienna Community Management