
Fountain Park Homeowners Association
Board of Directors Meeting
Virtual – Via Zoom
September 9, 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

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

Call to Order:

The meeting was called to order at 6:37 PM by Vice President Michael Marshall.

Meeting Minutes:

The Board reviewed the minutes from the June 10, 2025 meeting.

MOTION was made by Barbara Lehman to approve the minutes from the June 10, 2025 minutes, as drafted; seconded by Andy Scott. Motion carried unanimously.

Financial Actions and Highlights:

Andy Scott reported that the current financials look great, the report will be published in the SPLASH.

Management Report

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

- Compliance inspection completed monthly .
- Spoke with owners who received paint letters after the paint audit was completed.
- Tracked paint applications that were submitted and prepared actions in lieu, as needed.
- Escalated open paint violations on accounts with no response to the first letter.
- Worked with Dunn Edwards on a process that owners can follow to obtain a color rendering for their paint applications. This is based off of many requests for assistance when owners are completing the application for their paint project.
- Coordinated removal of dead tree against FP fencing from Wrightstown Ranch HOA.
- Worked with Pima County on pool permit renewal.
- Scheduled Dorn Construction to inspect perimeter fencing or a preliminary quote. Requested Sunland Asphalt, Bates Paving, and Alliance provide proposals for the parking lot.

Old Business

Pool Update

Andy Scott reported the following:

- The pool committee has sent the Board two color choices for the upcoming pool deck resurfacing project. It is scheduled for late fall after the swim season closes.
MOTION was made by Andy Scott to refer the color choice to the Pool Committee to select one of the two colors; seconded by Michael Marshall. Motion carried unanimously.

- The pool ladder is showing some small areas of rust. It cannot be spot painted or touched up and has to be removed and recoated. Discussion ensued as to whether the ladder should be repaired or replaced with a new ladder. The Board requested that Danielle get a quote for both options.
- The Pool Committee Chair reached out to Economy regarding vacuuming the fountain. Economy assured her the vacuuming will happen each week, as contracted. Request to Danielle to have Andy Scott added to the E Konomy report list.

Reserve Study

Michael Marshall shared an update that he and Andy Scott will go over completed items, update the to-do list, and prepare a final list of projects to incorporate in the 2026 budget.

Security Camera Status and Update

Michael Marshall shared that he does not believe a camera system is needed in the pool area. There is simply not enough activity to warrant such a system. Discussion ensued as to whether to expend the additional \$6,500 to replace the system and the additional funds to keep the alarm system.

MOTION was made by Joelle Coffman to discontinue police response to the pool alarms; seconded by Andy Scott. Motion carried unanimously.

Follow up needed on the following items: Once police response is discontinued, what remaining charges and services will be left for Integra to provide. The Fountain Park Security committee needs to regain access to the security app. WiFi signal strength test.

Park Fence Repair

Emilio Lopez reported that does not yet have numbers. He met with Michael Dorn who inspected the areas and will provide a preliminary quote by the end of the week. Two more bids are required. Fence repair is a reserve expense for 2026.

2nd Reserve CD Investment

Andy Scott reported that he was tasked with researching options for an additional investment for the reserve funds. There is approximately \$90,000 in the operating account. \$60K should be invested. In addition, approximately \$90,000 in the Reserve funds that are not currently invested. He is recommending a series of ladder investments that will mature at different timeframes so funds are always maturing and being reinvested.

MOTION was made by Andy Scott to move \$60,000 from the Operating account to the Reserves, open a 2nd CD with \$106,000 of Reserve funds for 7-months at 4% or the best available rate at the time; seconded by Michael Marshall. Motion carried unanimously.

New Business

ACC Applications

- Lot 38 – exterior painting including wall between houses
MOTION was made by Joelle Coffman to approve the application conditionally that the owner paint by January 1, 2026; seconded Andy Scott. Motion carried unanimously.
- Lot 72 – exterior painting and wall between houses
MOTION was made by Joelle Coffman to approve the application as submitted; seconded by Andy Scott. Motion carried unanimously.
- Lot 87 – exterior painting

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

- Lot 107 – solar

MOTION was made by Joelle Coffman to approve the application as submitted; seconded by Andy Scott. Ayes: 4, Nays: 0, Abstention: 1. Motion carried.

Parking Lot Recoat Plan

Competitive bids for three contractors are being obtained. They will be available in the next few weeks.

Special Recognition/Farewell Event

This item has been tabled.

Annual Community Garage Sale

Barbara Lehman reported that it will be held on the 3rd Saturday of the month. Signs will be placed on Wrightstown Road. Those who participate in the sale will have a balloon placed in their front yard.

Open Board Seats 2026

There will be two open seats on the Board in January 2026. Discussion of ideas to generate interest include sending a postcard inviting owners to join the Board, an open house to meet the current directors, a picnic or barbecue. Fountain Park may qualify for reimbursement from the City for up to two mailings per year.

Action in Lieu Ratification

The following ACC applications were approved unanimously via Action in Lieu process.

- Lot 93
- Lot 113 (2)
- Lot 177
- Lot 53

MOTION was made by Joelle Coffman to ratify the Action in Lieu forms as written; seconded by Andy Scott. Ayes: 4, Nays: 0, Abstention: 1.

University Pest Control Service Issues

Joelle Coffman reported that the contractor for pest control, termite control, and rodent control has an online portal documenting service visits and frequency. In July, University missed one service visit and another visit in August. The account manager has been unresponsive to attempts to reach him. Discussion ensued as to communication breakdown and other options. Management will let University Pest know the community will be investigating other options.

Revise/Update FP Pool Rules

Andy Scott reported that the Pima County Health Department inspected the pool. Posted rules were missing some required rule restrictions. The pool passed but the request was to add these rules to the posted pool rules.

MOTION was made by Andy Scott to install a 24 x 32 in sign with the three (3) missing rules to be in compliance with the pool code; seconded by Michael Marshall. Motion carried unanimously.

Community Manager Introduction

Grace Fernandez was introduced as the Community Manager who will be taking over management from Danielle Hasting.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 7:52 PM.

Respectfully Submitted,

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