Fountain Park Homeowners Association
Board of Directors Meeting
Virtual – Via Zoom
June 10, 2025

Board Members Present:
Michael Marshall, President
Barbara Lehmann, Secretary
Andy Scott, Treasurer
Emilio Lopez, Director

Owners Present:
Kara Scott

Danielle Hasting, Community Manager, Sienna Community Management

Board Members Absent
Joelle Coffman, Vice President

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 May 13, 2025 meeting.

> **MOTION was made by Michael Marshall to approve the May 13, 2025 meeting minutes, as presented; seconded by Andy Scott. Motion carried unanimously.**

Financial Actions and Highlights:
Andy Scott reported that there are opportunities to invest more of the Reserves into CDs and earn additional interest. He estimates an additional $100,000 CD may be purchased with the other funds being invested in a money market account. He will prepare a detailed recommendation for Board consideration within the next 30 days. The Board will review and, if in agreement, will vote via Action in Lieu.

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

- Compliance inspection for June is scheduled for the week of June 9th.
- Spoke with owners who received paint letters after the paint audit was completed.
- Prepared mailing based of May Board approval of revised Rules and Regulations and Paint FAQ.
- Addressed an outstanding violation with owner to bring resolution to the issue.
- Updated Annual Meeting minutes with specific tally/vote details and owner attendance.
- Worked with Ekonomy Pools to ensure the fountain is vacuumed, as contracted.
- Obtained competitive pricing from Xfinity/Comcast for internet and phone service. Cost is $74.99 per month plus a $99 activation fee. If we need a static IP when we consider new cameras, that would cost an additional $29.99 per month. Currently, CenturyLink charges about $130.00 per month.
- Pool access card system failed on 6/2, issued work order. Integra Custom Systems was out on 6/3 and sent a proposal to replace failed hardware at a cost of $1,680. Obtained emergency approval from Michael, as President, and gave approval the same day 6/3. Greg had originally estimated repair would happen on Wednesday 6/4 but updated the timeline to Thursday if possible or Friday. On Thursday, he confirmed repair would occur on Friday.

Old Business

Pool Deck Repair Update

Andy Scott shared an updated proposal which includes the following changes:

- Full walkway from the parking lot to the pool included
- Super drain system option updated to match actual size needed
- Note added that estimate is good, even if the project is started in November
- Pool tile cleaning option added. Would require pool to be fully drained (so we'd have to consider the cost of water to refill)
- 2-year standard warranty. Deck estimated to last 7-10 years based on usage and chemicals
    - The Reserve study has two line items for the deck
        - Resurface for $32K, lasting 16 years
        - Paint/seal for $8.8K, lasting 4 years

Costs:

- Deck: $24,126.48
- Drain: $4,712.21
- Tile: $2,815.71
- **Total for Deck, Drain: $28,838.69**
- **Total for Deck, Drain, Tile: $31,654.40**

MOTION was made by Andy Scott to approve the proposal from Pima Pool and Plastering for all three options, deck, drain, and tile, at a cost of $31,654.40, the down payment of 50% due to lock in the pricing for a fall project; seconded by Michael Marshall. Motion carried unanimously.

Fountain Cleaning Action

EKonomy Pools was contacted and asked to vacuum, as contracted. There has been no response from Ekonomy regarding the request but there was scrubbing on the bottom after a recent service.

Revised Rules and Regulations Document

Management noted the mailing was completed. All owners are to receive a copy of the Revised Rules and Regulations as well as Paint FAQs.

Reserve Study

Michael Marshall reported that Fountain Park is in a decent spot in the fact there are not a lot of components to the Reserve Study, if there are components that are to be added in the future, the Board can take a look at what can make the community better. Then, begin reserving for the new components over time. He will meet with Andy Scott to host a session for those interested in reviewing the Reserve Study so owners have an understanding how the funding works.

Security Camera Status and Update

Michael Marshall provided an update that there are two proposals received for new cameras. One vendor, Integra, increased the pricing for tariff reasons but did not itemize the costs for each component. A revised proposal was requested. Discussion ensued as to whether the alarm is necessary. Management will obtain at least one more proposal for apples to apples comparison.

Guidelines for Grill Use

Emilio Lopez provided revised Grill Guidelines for Board review based on feedback from the May meeting. He shared that the guidelines will be posted on the website. Michael Marshall also suggested that guidelines could be sent via email blast. Emilio stated he would clean the ashes when he is onsite watering at the park. The Board agreed that a SPLASH article will be written and management will send an email blast with the Grill guidelines.

New Business

Splash Distribution

The Board noted there are 10 owners who do not have email and agreed that the SPLASH will be mailed to these owners moving forward.

> **MOTION was made by Andy Scott to mail the SPLASH to all residents who do not have email; seconded by Michael Marshall. Motion carried unanimously.**

Compliance Reporting Status

Danielle Hasting reported that compliance reports are sent monthly to the Board, traditionally on the 15th of the month. Sienna will attempt to provide those reports closer to the compliance rounding date per Joelle Coffman's request as ACC liaison. The volunteer who did the light inspection is no longer able to do the audit. Michael Marshall will ask a volunteer to assist with the inspections moving forward.

ACC Applications

- Lot 44 – Exterior painting.
  MOTION was made by Andy Scott to approve the application for exterior painting, as submitted; seconded by Michael Marshall. Motion carried unanimously.

- Lot 87 – Security Door and artwork.
  MOTION was made by Michael Marshall to approve the door request, as submitted; seconded by Andy Scott. Motion carried unanimously.

  MOTION was made by Michael Marshall to approve artwork displayed on the home, as presented; seconded by Andy Scott. Motion carried unanimously.

- Lot 141 – Exterior Painting
  MOTION was made by Michael Marshall to approve the application, as submitted; seconded by Andy Scott. Motion carried unanimously.

Ratification of Emergency Repair

MOTION was made by Andy Scott to ratify the emergency expense that was approved by Michael Marshall in the amount of $1,680 to restore pool access control functionality; seconded by Emilio Lopez. Motion carried unanimously.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 7:58 PM.

Respectfully Submitted,

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