Fountain Park Homeowners Association
Board of Directors Meeting
Virtual – Via Zoom
October 13, 2026

Board Members Present:
Joelle Coffman, President
Andy Scott, Treasurer
Shawn Davison, Vice President

Owners Present:
Kara Scott, Ann Ochse, Alicia Navia, Michael Marshall, Jason Jones, Judi Dalton, and Sorraiyya Beheshti.

Jena Carpenter, Community Manager, Sienna Community Management

Call to Order:
The meeting was called to order at 6:35 PM by President Joelle Coffman

Meeting Minutes:
Board reviewed meeting minutes from the meetings on September 22, 2026.

MOTION made by Andy Scott to approve the September 22, 2026, meeting minutes was seconded by Shawn Davison. Motion carried unanimously.

Financial Actions and Highlights: September 2026 financials were just received prior to the meeting. No report available.

Management Report
Jena Carpenter submitted a report included in the packet with verbal highlights. Pool ramada maintenance is scheduled for Oct. 15th and an email blast will go out notifying residents. Two Pool vendor maintenance quotes were requested and forwarded to the pool committee. A third bid is waiting for Jena to walkthrough with the vendor, Aloha. Sienna has misplaced their access key. Jena will meet with Andy to get a new key. Spot welding for park perimeter fence: bid sent to Mary Duerksen for review prior to scheduling. Bids for repair of the NW perimeter fence are being sought. We are having difficulty getting 3 bidders to respond, they will be sent to Mary Duerksen for walk-through. Bids for the parking area are being sought, again, having difficulty getting companies to submit for the requested work, but have 3 that might work and will forward those to Mary Duerksen. The GFCI at the fountain replaced, but is still tripping regularly, Cascade electric to troubleshoot as they just replaced it. The sewer back up at the pool has been cleared. The restrooms and shower are on a septic system. Management to add the septic draining to the regular maintenance schedule and verify where the leech field is. Get cost to drain the septic. Reminder that Sienna is switching software providers and believes that the ARC platform will be of interest to the ACC. Management directed to schedule a demo with the ACC.

Homeowner Forum
Michael Marshall requested that the management company respond timely to email inquiries. Two emails that were sent were never replied to. Ms. Carpenter admitted that two of Michael's emails had been received and action taken but following up with Michael did not occur. The expected response time is 24 to 48 hours.

Alicia Navia asked about the areas that exit into county land behind the homes on Seneca which now have locks on the gates. An owner is trying to get some work done on their back yards and can no longer get to the back of their home(s). Ms. Carpenter advised that neither the Board nor the management company is aware of who put the locks on; it may be the City of Tucson or Pima County. Sienna will see if

they can determine which entity and whether that means owners are no longer able to access the area from those locations.

Old Business

Pool Maintenance Bids – Two bids were sent to the pool committee for review. They are leaning toward Davey Pools, but waiting for a 3rd bid to be obtained by Sienna.

Park Perimeter Painting – The Rec Amenities committee has completed prep work for painting the metal paling fence. Spot Welding work needs to be done next. A bid with a not to exceed $600 from APM was sent to Mary Duerksen for final approval and scheduling.

Storm Damage: Bids from Santa Rita were received. Transformed Trees met with Shelley on 10/12 and will have a recommendation at the November meeting.

Pool Light Repair: A second bid was requested from Davey Pools which came in less than E-Konomy by $250.

MOTION was made by Andy Scott to accept the bid from Davey Pools to replace the pool light was seconded by Shawn Davison and passed unanimously.

New Business

Board Engagement – End of Season Swim

Discussion ensued to have a pool party to celebrate the end of the swim season and address volunteer engagement/ Board recruitment. Proposed for November, which would require pool heat to be turned on. It was decided to have a gathering at the pool ramada, but not to heat the pool due to cost. The Pool and Nominating Committees to discuss and send preferred dates (Saturdays in November) to Andy Scott.

2027 Budget Discussion/Review – the Board reviewed the initial draft budget prepared by Sienna Community Management. They agreed to increase the print and copy budget to $1,000 to account for compliance letters and an upcoming board election mailer, while keeping permits and licenses at $320. The group decided to reduce professional fees to $500 since no services were used this year and confirmed the website hosting budget of $1,400 remained appropriate. The Board discussed budget allocations for various expenses including electricity, gas, water, phones, taxes, insurance, common area maintenance, and electrical repairs. They agreed on a $7,400 electricity budget for next year, a $3,600 gas budget, and increased the common area maintenance budget from $1,000 to $4,000 due to expected fence repairs and infrastructure needs. The Board also agreed to a $500 budget for electrical repair and maintenance and confirmed a $500 budget for fountain maintenance for next year. Other discussions related to reserve expenses in 2027 and which amenities would be addressed. The budget will be finalized at the next meeting in November.

Next Meeting Date

The next meeting will be held on November 10, 2026 at 6:30 pm.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 8:17 PM.

Respectfully Submitted,

Jena Carpenter, AMS, PCAM

Community Association Manager
Sienna Community Management