

Fountain Hills Community Association

Board of Directors Meeting

January 6, 2022

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, January 6, 2022 at 7:30 p.m.

Board Members Present:

Jackie Arnold
Edgard Aspilcueta
Jeff Chai
Jeff Green
Grant Izmirlian
Nancy Dofflemyer
Frank Walsh (7:46 p.m.)

Management Present:

Delphine Matthews, Portfolio Manager

I. CALL TO ORDER

The Board of Directors Meeting was called to order by Jeff Chai at 7:36 p.m. with a quorum of six members present.

II. PREVIOUS MEETING MINUTES

The Board of Directors received draft minutes of the December 2, 2021 meeting. **Jeff Chai made a motion, seconded by Nancy Dofflemyer, to accept the draft minutes as presented. The motion carried six to zero with no abstentions.**

III. OFFICER REPORTS

Grant Izmirlian reported he had been walking the neighborhood with Edgard Aspilcueta and speaking with a variety of residents. Grant Izmirlian and Edgard Aspilcueta recommended the addition of some street lights along Fountain Club Drive from the Great Seneca Highway entrance, suggesting one pole per condominium building all the way to the pool. The Board of Directors directed management to obtain quotes for pole light installations and add this topic to the February agenda.

IV. COMMITTEE REPORTS

The Architectural Committee reviewed and approved two applications.

The Landscape Committee will focus on a flooding issue on Tivoli Fountain Court and Rising Sun Lane which is affecting one home's foundation.

The Enforcement Committee did not hold meetings in November or December but will meet in January. One vehicle was towed during the month of December.

The Pool Committee requested management obtain quotes to re-strap the chairs in 2022. Delphine Matthews suggested the Pool Committee also entertain chair replacement proposals.

David Holtzman, reporting as the Fountain Hills Condominium Neighborhood Watch, asked that all single-family and townhome owners be reminded the condominium trash resources are for condominium resident use only. Violators will be reported to the police and prosecuted.

IV. OLD BUSINESS

A. Harmony Woods Lane Playground Area

Delphine Matthews requested the Board of Directors clarify their resolve for this project, to relocate, demolish or refurbish the playground. Jeff Chai noted the \$36,000 regrading proposal might not be funds well spent, as this portion of the neighborhood has a lower demand for this amenity. Nancy Dofflemyer stated the other approach, to encourage better security with lighting and landscape upgrades could be pursued. Jeff Green reported he and Frank Walsh had inspected the equipment and found it deteriorated; replacement could be funded as a reserve expense. Jeff Green endorsed maintaining a playground despite the current demographics. He recommended proceeding with relocation, soliciting competitive grading bides and equipment quotes. Jackie Arnold stated the relocation cost seemed high and suggested motion sensor lights and increased police presence. Frank Walsh observed previously requested police patrols had been ineffective. The relocation cost is prohibitive but would provide a more visible and safe location and he endorses this project. Frank Walsh noted the existing area could be enhanced with foliage and lighting changes as well as using boulders or other barriers to prevent easy vehicle access along the maintenance road. Edgard Aspilcueta would prefer more cost information regarding the various options prior to the Board making a decision. Jeff Green agreed. Grant Izmirlian would accept either option but recommends requesting the Harmony Woods Lane residents' input. Management was directed to obtain estimates for re-grading, equipment and foliage and lighting improvements.

V. NEW BUSINESS

A. December 2021 Organizational Meeting

Delphine Matthews reported the actions taken at the closed meeting in December. Officer positions were determined for the 2022 year:

President – Jeff Chai

Vice President – Nancy Dofflemyer

Treasurer – Jeff Green

Secretary – Grant Izmirlian

Members at Large – Jackie Arnold, Edgard Aspilcueta and Frank Walsh

B. Trash/Recycling Guidelines Update

Jeff Green observed the Enforcement Committee had received complaints regarding bagged trash presented for collection without benefit of a trash can with secure lid. The guideline language was not firm regarding this practice; he and Jackie Arnold strengthened the language and updated the information in the document. A draft had been provided for Board review and comments. Jeff Green would like to add the Fountain Hills Condominium trash corral information provided at tonight's meeting as well. Frank Walsh requested the language about discarding caps and lids for recycling be verified. Jeff Chai asked that recycling bin availability from the County also be checked.

Jeff Chai made a motion to approve and post to the website the updated Trash & Recycling Guidelines with the above-noted changes, to be mailed to the owners with notice of the February meeting. Nancy Dofflemyer seconded the motion which carried seven to zero to without any abstentions.

VI. HOMEOWNER FORUM

Lauren Vaughan inquired about furniture dumped beside Clopper Road. Likely resulting from an eviction, the condition has been reported to MC311 and the State Highway Administration for action.

David Holtzman thanked the Board for their efforts. He reported an issue with residents of 13436 Fountain Club Drive smoking marijuana in the vicinity of the pool steps, pool house and condominium area; he requested Board outreach to the owner to cease this behavior. David Holtzman recommended that master association Board members should not make remarks which could be interpreted as disparaging to the condominium Board members.. He urges suggestions for improvements rather than negativity.

Frank Walsh expressed dismay he had missed the earlier part of the meeting regarding the condominium. The dumped furniture may be subject to remaining for a specified time period if the result of an eviction. The townhome lights along Fountain Club Drive were intended to provide the light source along that street.

VII. ADJOURNMENT

Jeff Chai moved to adjourn the Board of Directors meeting at 8:37 p.m. the motion was seconded by Nancy Dofflemyer and carried seven to zero with no abstentions.

Respectfully Submitted,

Marcy Grove