

Fountain Hills Community Association

Board of Directors Meeting

March 3, 2022

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, March 3, 2022 at 7:30 p.m.

Board Members Present:

Edgard Aspilcueta
Jeff Chai
Jeff Green
Grant Izmirlian
Nancy Dofflemyer
Frank Walsh (7:37 p.m.)

Management Present:

Delphine Matthews, Senior Portfolio Manager

Board Members Absent

Jackie Arnold

I. CALL TO ORDER

The Board of Directors Meeting was called to order by Jeff Chai at 7:33 p.m. with a quorum of five members present. Frank Walsh joined the meeting at 7:37 p.m.

II. PREVIOUS MEETING MINUTES

The Board of Directors had received draft minutes of the February 3, 2022 meeting. **Jeff Chai made a motion, seconded by Nancy Dofflemyer, to accept the draft minutes as presented. The motion carried five to zero with no abstentions.**

III. OFFICER REPORTS

No reports were presented.

IV. COMMITTEE REPORTS

Appointment of 2022 Committee Members:

ARC Committee: Jeff Chai made a motion for Siu Poon (Chair), Biao Ruan and Joanne Windsor to continue their service. Nancy Dofflemyer seconded the motion which was approved five to zero with no abstentions.

Landscape Committee: Jeff Chai motioned that Jackie Arnold, Nick Duncan, Lauren Vaughan, Clay Vaughan, Nancy Dofflemyer, Jeff Green and new volunteer Grant Izmirlian serve during 2022.

Nancy Dofflemyer seconded the motion and all were in favor, six to zero without abstentions.

Enforcement Committee: Jeff presented a motion to have Jackie Arnold, Jeff Green, Dave Bozak, Ginny Bozak, Sherry Lee and Scott Whitfield continue as committee members during 2022. Nancy Dofflemyer seconded the motion and it carried six to zero with no abstentions.

Pool Committee: Jeff Chai made a motion that he, Jeff Green, Frank Walsh and new volunteer Edgard Aspilcueta serve as members of the 2022 committee. Nancy Dofflemyer seconded the motion which was approved six to zero with no abstentions.

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There was no February ARC meeting as no applications were submitted.

The Landscape Committee has reviewed the budget and decided to continue with Brightview Landscape for maintenance services through 2022. The members are developing a Request for Proposal for management to solicit competitive 2023 service proposals. Summer annuals, the Tivoli Fountain Court drainage and Autumn Mist shrub pruning were discussed.

The Enforcement Committee has commenced inspections.

The Pool Committee had no report.

IV. OLD BUSINESS

A. Tivoli Fountain Court Drainage

Delphine Matthews provided four proposals to the Landscape Committee for review and recommendation. Each proposal endorsed a swale, one put forward a drain box and another a wall around the swale. The proposals do not address the owners' lots which are low and should be graded higher. Jeff Green requested Green Future add the cost for reseeding/sod. The Committee will consider the proposals next week.

B. Harmony Woods Lane Playground Area

Management awaits a third equipment proposal from Playground Specialists. Montgomery County Parks & Recreation has stated while no permits are required to relocate the playground, the plans must be reviewed. Permits cost approximately \$1,500 and review is estimated at \$300-\$400. Any trees removed must be re-planted within the community. Communication with the Harmony Woods Lane residents regarding removal of the playground is a concern from Parks & Planning. The delivery lead time for new equipment is nine months. Removal of the old equipment is \$2,750 and the landscaper could be tasked with removal of the timbers and mulch surface.

C. Autumn Mist Shrub Pruning

Brightview has provided a price of \$1,895 to perform dormant pruning to reduce the shrubbery by approximately fifty percent for aesthetic and security reasons. The Landscape Committee refined the proposal, quantifying the pruning of the burning bush to lower the height from ten to seven feet, with horizontal pruning set back at one foot from the walkway. Management will finalize the agreement for this project with Brightview.

V. NEW BUSINESS

A. Trash Collection

With nominal notice, Potomac Disposal has increased its monthly fee from \$5.31 to \$10.00 per home and intends to supply thirty-six gallon pelican-style toters for the residents as the firm moves toward a once per week collection using new style trucks. The reduction and changes in service appear to be trending in this industry. Management has attempted to solicit bids from other providers with limited success. Some firms are not adequately staffed to take on new business, another firm's' pricing is higher than the new monthly unit cost. Delphine Matthews awaits a third proposal.

The Board of Directors evaluated the impact of the changes and challenges associated with engaging a new provider. Reducing the collection and notifying residents of the changes were of significant concern. Emphasizing proper recycling might aid in reducing household trash volume. After

discussion, management was directed to contact Potomac Disposal for a price for twice weekly collection and to negotiate the firm deliver notices to residents regarding service changes.

B. Playground Poll

All fifty-two Harmony Woods Lane addresses were polled regarding preferences for removing and/or relocating the playground. Eleven responses arrived, five advocating removal, five endorsing relocation and one preferring refurbishment. Suggested repurpose as a dog park was suggested. The resident most impacted by location supported removal.

The Board considered the various approaches of removal, relocation and re-purposing.

Grant Izmirlian presented a motion to remove the existing playground and develop a comprehensive plan to proceed with installation of a playground on the center island. Edgard Aspilcueta seconded the motion which was approved six to zero with no abstentions.

Management was asked to obtain other demolition estimates and will work with Brightview Landscape on a proposal to prepare the center island.

C. Additional & Replacement Pole Lights

After a site visit Power Systems Electric provided multiple proposals for lighting at various locations. When the Board of Directors selects the desired installations, comparative bids will be obtained for final execution.

1. A pole at the center island playground on Harmony Woods Lane, \$7,150; the Board elected to defer a decision until the playground plan was developed.
2. To light the monument sign and provide one or three pole lights across from the sign at Great Seneca Highway and Fountain Club Drive, \$18,950 for the sign and three poles or \$13,850 for the sign and one pole. After consideration, the Board requested management obtain comparative bids for one or two “bookend” poles across from the monument sign and defer any lighting for the sign.
3. Near the fountain and Condominium, relocate light poles outside the fence to enhance sidewalk lighting, \$4,000. Pruning trees impacting these poles was suggested and this project was not selected for follow up.
4. Light pole installation at the tot lot on Little Star Lane, \$6,265. Frank Walsh stated the Condominium had considered installing two pole lights which would require an easement through Master Association common area. The proposed Little Star Lane pole light power connection was identified as Condominium property. Management noted this could be a win if the Master Association installed the light pole and the Condominium supported the power source. Frank Walsh will speak with the Condominium Board. Delphine Matthews was directed to obtain comparative bids and will also have the contractors research an alternative power source.

D. Draft FY2023 Budget

The draft FY2023 budget was developed with an increase for Townhome and Village home fees and a ten percent increase to the general fund. Jeff Green observed this budget of \$717,752.16 is only 2.5% higher than the FY2017 budget and would replenish the reserve funds. **Frank Walsh made a motion the proposed budget be sent to the owners for review and commentary. Grant Izmirlian seconded the motion which was approved six to zero with no abstentions.**

E. Summer Annuals

The Landscape Committee requested the Board of Directors increase the budget from \$1,737 to \$2,500 for summer annual flowers. **Jeff Chai presented a motion to approve an additional \$800 for the summer annuals with the stipulation the Landscape Committee determine another item to be**

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removed to offset this expense. Nancy Dofflemyer seconded the motion which carried six to zero with no abstentions.

VI. HOMEOWNER FORUM

Grant Izmirlian reported significant discussion of trash and pet waste on the Next Door site. He suggests organizing a “Clean Up Day” with neighborhood volunteers to coincide with Earth Day. Jeff Chai requested Grant Izmirlian prepare a program. Jeff Green suggested reaching out the Fountain Hills Condominium for participation.

Lauren Harding asked whether trash removal from the Harmony Woods playground is assigned to a contractor. Due to problems with loitering individuals, the contractors will not service this area. A Harding family member has been clearing the area of litter.

Frank Walsh inquired whether the light pole installed in the sidewalk should be relocated. Delphine Matthews recommended this task be put on hold until the Board of Directors considers the need after demolition of the playground

VII. ADJOURNMENT

Jeff Chai moved to adjourn the Board of Directors meeting at 9:45 p.m. the motion was seconded by Nancy Dofflemyer and carried six to zero with no abstentions.

Respectfully Submitted,

Marcy Grove