

Fountain Hills Community Association

Board of Directors Meeting

July 7, 2022

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

Board Members Present:

Edgard Aspilcueta
Jeff Chai
Jeff Green
Grant Izmirlian (7:35 p.m.)
Frank Walsh

Management Present:

Delphine Matthews, Senior Portfolio Manager

Board Members Absent:

Jackie Arnold
Nancy Dofflemyer

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 four Directors present. Grant Izmirlian joined the meeting at 7:35 p.m.

II. PREVIOUS MEETING MINUTES

The Board of Directors had reviewed draft minutes of the June 2, 2022 meeting. **Jeff Chai made a motion, seconded by Jeff Green, to accept the draft minutes as presented. The motion carried four to zero with one abstention (Frank Walsh).**

III. OFFICER REPORTS

No reports were presented.

IV. COMMITTEE REPORTS

ARC Committee: The Committee reviewed two applications, approving one.

Landscape Committee: The Committee has conducted tree walk throughs and plans to visit the single-family home area next. Proposals for landscaping services and snow removal will need to be reviewed. Delphine Matthews inquired whether the Committee had developed updated specifications for the Requests for Proposals. The Committee has not yet done so, but will follow up with management after next week's meeting. The Committee would like to include aeration and overseeding.

Enforcement Committee: The Committee but had nothing noteworthy to report. Inspections will begin in the single-family homes soon.

Pool Committee: A site visit with a plumber was conducted to assess the drinking fountains. The chairs should be replaced or re-strapped. Delphine Matthews noted the re-strapping companies have not been responsive. She requested the Board review potential chair replacement styles; Jeff Green and Frank Walsh were tasked to search out a preferred style for a bidding specification.

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Delphine Matthews noted mesh rather than vinyl strapping material would be preferred. Frank Walsh reported an ongoing issue outside the pool house, loitering and nuisance smoking are occurring. A resident has been assaulted here. Frank Walsh asked the Board to have the pool staff monitor the front area of the pool house. David Holtzman stated the pool staff should be responsible for the common area around the pool. Delphine Matthews noted the pool staff should not engage potentially dangerous individuals; law enforcement should be contacted to disperse the loiterers. David Holtzman asked to clarify, that residents should call the police and not the pool staff or management company? Delphine Matthews replied the pool staff should not be expected to confront these individuals; residents should contact police for an appropriate response. No pool staff nor residents should put themselves in potential danger, law enforcement should be called to manage crime. David Holtzman expressed that he is very disappointed this activity is occurring on common property and that neighbors in the Fountain Hills Condominium will file police reports noting the property belongs to the Fountain Hills Community Association.

V.OLD BUSINESS

A. Harmony Woods Lane Playground Area

Montgomery County has proposed an alternative tot lot relocation space, behind the last townhome opposite the existing lot. She noted this is a remote area and near the access road, the County did not provide a response to this information. The County continues to ask whether Chestnut Oaks has been contacted regarding a shared maintenance agreement, with the Association making a financial contribution to enlarge the Chestnut Oaks tot lot. Delphine Matthews noted that the shared road maintenance agreement has not been a positive experience, problems have been observed with road upkeep and snow removal. She inquired whether the Board would meet with the other Association for a conversation. The Board resolved to schedule a site meeting with Chestnut Oaks, management will arrange a Tuesday meeting.

B. Ratify Pool Pump Replacement Email Vote

Jeff Chai presented a motion to ratify the pump replacement by RSV Pools at a cost of \$2,000, to be funded from the reserve account. Grant Izmirlian seconded the motion which was approved five to zero with no abstentions.

C. Hedge Height Updated Language

Frank Walsh inquired whether the new language would be mailed to owners. Jeff Green is updating the document, but as this is a clarification of an existing specification, mailing is not required.

D. Street Light Bids

Frank Walsh asked if the updated proposals had been obtained. Management continues to await proposals from Kolb Electric and Montgomery Lighting. Frank Walsh asked whether Power Systems Electric had provided the revised proposal for solar monument lighting and one pole opposite the playground. Management will follow up with Power Systems Electric.

VI. NEW BUSINESS

A. Pool Drinking Fountain Proposal

RSV Pools has stated the non-working drinking fountains could pose an issue with the Montgomery County inspector if more or all of the fountains remain in disrepair. Management has requested clarity from Montgomery County and awaits response.

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The plumber said they may be able to repair the free-standing fountains; replacements (\$4,000 to \$6,000) are more costly than the wall-mounted fountains. Management suggested the Board consider attempting repairs on one free-standing fountain to see what is possible. Replacement parts would need to be ordered and retrofitted at a cost of \$1,054 per unit, \$4,362 total. The expense could be funded from the capital reserve. Jeff Green suggested replacing a wall mounted fountain with a bottle filler and attempting repairs to one free-standing fountain. The Board of Directors resolved to await the County response prior to taking action.

B. Tree Maintenance

Management reported numerous tree pruning requests have been received, there are many overgrown trees in the community. Some dead and hazardous trees have also been reported by the Landscape Committee, their list is still being completed. Delphine Matthews recommends engaging an arborist for several days' pruning at a cost of \$2,500 per day. Funding was discussed; the Association has \$20,000 allocated for tree removals and maintenance in the current budget. **Jeff Green made a motion to engage Kevin Elliott Tree Service for two days' pruning work at \$2,500 per day. Jeff Chai seconded the motion and the Directors approved the motion five to zero with no abstentions.**

C. July 2022 Late Fee Waiver

Frank Walsh presented a motion to waive July late fees as the coupon booklets arrived during the first week of July. Jeff Green seconded the motion which carried five to zero with no abstentions.

VII. HOMEOWNER FORUM

Brent Walker expressed concern that a private tree company engaged by a Fountain Hills Drive homeowner to prune had pruned a neighbor's tree and a County Tree.

David Holtzman reported increased incidents of vehicles incorrectly parked across sidewalks; he requested the Board notify residents to cease this practice in any upcoming mailings. Jeff Green replied residents had already been notified and the Enforcement Committee continues to work on this issue as well as vehicles parked parallel encroaching on sidewalks. David Holtzman asked for an update on Potomac Disposal's new procedure start date. Delphine Matthews noted the provider reports a continued delay in shipping the trash bins from their supplier.

Frank Walsh reported a coach light on the condominium side of the pool house is out. He recommended the Board of Directors order some "No Trespassing/No Loitering" signs for the area outside the pool; the Board resolved to order and install two signs. Frank Walsh also noted towing signs down and some badly parked vehicles. Jeff Green noted there were seven tows in June by the Enforcement Committee and if a parking violation is observed, it should be reported to management for action. Frank Walsh reported flowers planted on a private lot at Little Star and Rising Sun Lane which may have been installed by the community landscaper. He will send a photo. Jeff Chai requested the lot address.

VII. ADJOURNMENT

Jeff Chai motioned to adjourn the Board of Directors meeting at 8:51 p.m. the motion was seconded by Grant Izmirlian and carried five to zero with no abstentions.

Respectfully Submitted, *Marcy Grove*

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Marcy Grove