

Fountain Hills Community Association

Board of Directors Meeting

August 4, 2022

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, August 4, 2022 at 7:30 p.m.

Board Members Present:

Jackie Arnold
Edgard Aspilcueta
Nancy Dofflemyer
Jeff Green
Grant Izmirlian
Frank Walsh

Management Present:

Delphine Matthews, Senior Portfolio Manager

Board Members Absent:

Jeff Chai

I. CALL TO ORDER

The Board of Directors Meeting was called to order by Nancy Dofflemyer at 7:32 p.m. with a quorum of six Directors present. Frank Walsh observed the current meeting agenda had not been uploaded to the website. Grant Izmirlian and Rick Morris corrected this.

II. PREVIOUS MEETING MINUTES

The Board of Directors had reviewed draft minutes of the July 7, 2022 meeting. Frank Walsh proposed an amendment to the draft minutes under pool discussion. **Frank Walsh made a motion, seconded by Grant Izmirlian to accept the draft minutes as amended. The motion carried five to zero with one abstention (Nancy Dofflemyer).**

III. OFFICER REPORTS

Treasurer Jeff Green reported the Association had collected 33% of the FY2023 operating account funds compared to 29% at this time last year.

IV. COMMITTEE REPORTS

ARC Committee: The Committee did not meet as no applications were submitted.

Landscape Committee: The Committee continues surveying the community to survey dead trees and shrubs, compiling a scope of work for maintenance.

Enforcement Committee: The Committee did not meet as quorum was not achieved. An inspection of the single-family homes was conducted and notices sent. Four vehicles were towed in July. An issue occurred with the Condominium towing company mistakenly removing a vehicle from an HOA space; the company refunded the vehicle owner. Some parking/towing signage has been replaced. Harmony Woods Lane has been experiencing parking compression and one vehicle on Niagara Falls Court continues to be an issue.

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Pool Committee: No trespassing/loitering signage has been installed. Criterion has been contacted regarding re-strapping the chairs; Jackie Arnold will meet with the contractor when he is on site next week. Delphine Matthews asked whether the Board resolve should be to repair broken chairs, re-strap all chairs, or completely replace all chairs. Jeff Green proposed to make this decision once Criterion provides a cost context.

V.OLD BUSINESS

A. Harmony Woods Lane Playground Area

A site meeting was held by Delphine Matthews, Jeff Green and Frank Walsh with the Board president and management of the Townes of Chestnut Oaks per Montgomery County Parks and Planning's recommendation to investigate a shared amenity agreement. The other association requested draft terms and conditions for a sharing agreement. Management discouraged entering into such an agreement. Frank Walsh stated the existing shared agreement has been unsatisfactory as maintenance has been poor (streets and snow removal). In the meantime, Montgomery County Parks and Planning has provided a potential site plan for the playground on the island. The Board noted the plan removes some parking spaces which are at a premium in this neighborhood. After consideration, the Directors resolved to engage Parks and Planning in an effort to relocate the playground to the island but with adjustments to their proposed site plan.

B. Entrance Lighting Proposal

Delphine Matthews awaits proposals and has contacted another provider in an effort to receive comparative costs. The Power Systems Electric proposal has been revised to one light pole, a difference of \$5,000. Frank Walsh inquired as to the solar lights for the monument sign. Jeff Green observed the monument lighting cost was prohibitive. Frank Walsh stated that option two presented a power source belonging to the Condominium, this would not be agreeable. Jeff Green noted the energy usage cost would be low in relation to the expense incurred if underground wiring had to be installed. After further discussion of the potential costs and lighting needs, the Board directed management to obtain estimates for light pole powered from an HOA energy source and solar lighting for the monument sign..

C. Maintenance Updates

Frank Walsh noted the pool house coach light has not been repaired; management will follow up with the assigned contractor.

Frank Walsh inquired as to the status of the fountain lights. Delphine Matthews noted Fountains by Waterworks continues repair efforts but has yet to diagnose the problem. Only the fountain near the condominiums is affected.

VI. NEW BUSINESS

A. Ratify Vote: Pool Drinking Fountain

Frank Walsh presented a motion to ratify the email approval vote to have Peddicord Plumbing repair two stand-alone fountains at a cost of \$2,908, with Peddicord presenting a letter to the Montgomery County pool inspector that their firm has been engaged for this repair and awaits delivery of parts. Grant Izmirlian seconded the motion which carried six to zero with no abstentions.

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The County inspector accepted this arrangement as long as bottled water remains available at the pool until drinking fountain repair are completed.

VII. HOMEOWNER FORUM

Lauren Harding reported Harmony Woods Lane streetlight outages. Delphine Matthews noted this is an underground wiring problem and a contractor has been assigned to repair.

Chris Ballantine suggested purchasing recyclable pool chairs instead of vinyl, having a welcome letter for new residents from the Board of Directors and reported a kitchen drain problem in the condominium unit. Frank Walsh replied the drain is an issue for the Fountain Hills Condominium and could be reported at next week's Condominium Board meeting.

General discussion was held regarding uploading the agenda to the website.

VII. ADJOURNMENT

Jackie Arnold motioned to adjourn the Board of Directors meeting at 8:32 p.m. the motion was seconded by Grant Izmirlian and carried six to zero with no abstentions.

Respectfully Submitted, *Marcy Grove*