

Fountain Hills Community Association

Board of Directors Meeting

November 3, 2022

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, November 3, 2022 immediately following the 2022 Annual Meeting.

Board Members Present:

Patrick Broderick

Jeff Chai

Jeff Green

Grant Izmirian

Hoshang Rateshtari

Clay Vaughan

Frank Walsh

Management Present:

Delphine Matthews, Senior Portfolio Manager

I. CALL TO ORDER

The Board of Directors Meeting was called to order by Jeff Chai at 8:57 p.m. with a quorum of all seven Directors present.

II. Landscape & Snow Removal Contract 2023

Delphine Matthews reported the Landscape Committee had reviewed multiple proposals for landscape and snow removal service for the coming year. Landscape offerings were from Brightview (\$195,795), Lancaster Landscaping (\$235,668), Level Green (\$173,582) and Stohlburg (\$190,040). Each landscaper would provide snow removal services only if the landscape service agreement was accepted.

Clay Vaughan made a motion to accept Level Green's proposal at a cost of \$173,582 for 2023 landscape services. Grant Izmirian seconded the motion.

Frank Walsh requested to table the motion to the December Board meeting as the Board had not received the snow and landscaping bids. Management noted a decision would be time-sensitive due to the possibility of snowfall prior to the December meeting. The Directors considered the snow depth trigger and management provided clarification of snow contract hourly labor and machine expenses.

The vote was called to accept the Level Green proposal. The motion carried six ayes to one nay (Frank Walsh) with no abstentions.

Delphine Matthews noted recommended landscape work on Clopper Mill Road but suggested Brightview Landscape not be engaged to complete the work. The Scarlet Mist Way sod placed by Brightview was unsuccessful and after multiple discussions, the area will be seeded and straw spread. There have been ongoing issues with service dates being communicated to management by Brightview.

Jeff Green made a motion to accept Level Green's snow removal proposal with a depth trigger of two inches and to table consideration of other landscape work to the December meeting.. Grant Izmirian seconded the motion which was approved six ayes to one nay (Frank Walsh) with no abstentions.

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III. Fountain Hills Condominium Request for Easement

Frank Walsh requested consideration of the request for an easement to install street light on Fountain Hills Community Association property at the expense of the condominium. Delphine Matthews recommended the topic be tabled to the December meeting until the Directors could review the written request and advised against accepting the request without complete consideration. Discussion of the proposed locations was briefly held. Jeff Chai noted the topic would be tabled until the December meeting.

IV. Adjournment

Jeff Chai motioned to adjourn the Board of Directors meeting at 9:27 p.m. the motion was seconded by Jeff Green and carried seven to zero with no abstentions.

Respectfully Submitted, *Marcy Grove*