

Fountain Hills Community Association

Board of Directors Meeting

December 1, 2022

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, December 1, 2022 at 7:30 p.m.

Board Members Present:

Patrick Broderick

Jeff Chai

Jeff Green

Grant Izmirlian

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 7:35 p.m. with a quorum of all seven Directors present.

II. PREVIOUS MEETING MINUTES

The Board of Directors had reviewed draft minutes of the September 1 and November 3, 2022 meeting. **Jeff Chai made a motion to approve the draft September 2022 minutes which was seconded by Jeff Green. The motion was approved seven to zero with no abstentions.**

Jeff Chai identified a typo and Frank Walsh proposed an edit to the November draft minutes. **Jeff Chai made a motion, seconded by Patrick Broderick, to accept the November minutes as edited. The motion carried seven to zero with no abstentions.**

Frank Walsh queried the absence of Executive Session minutes. After discussion, the Board resolved to obtain an attorney recommendation and written opinion.

III. OFFICER REPORTS

Treasurer: Jeff Green has received the audit engagement letter and asked whether the letter should be signed and returned. Delphine Matthews advised that if the Board was satisfied with the auditor the engagement letter should be executed.

Jeff Green suggested the reserve study be updated for the 2024 budget process, expressing concerns with inflation rates and that the final Miller Dodson product was not as thorough as needed. Management had made four requests for the update which was not completed. Delphine Matthews was requested to obtain bids for Level II and Level II studies the January meeting.

IV. COMMITTEE REPORTS

Jeff Chai noted the committee members would be ratified at the January 2023 meeting.

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Enforcement Committee: The Committee did not meet but will perform January inspections and would like to identify opportunities for trash can storage in some of the challenged areas. impacted.

No parking and pet waste signs have been requested in the Autumn Mist Drive area. Management was directed to proceed with purchase and installation.

V.OLD BUSINESS

A. Harmony Woods Lane Playground Area

Montgomery County Parks and Planning has yielded to idea of the center island relocation and agreed to some flexibility for the traffic, parking and cross walk plans. The Association's next step is to file an application for the relocation. A design plan will be needed for review and approval. Management is seeking a design engineer with experience working with Montgomery County and their requirements and will solicit proposals for Board review.

B. Pool Lights Proposal

Power Systems Electric recommended the poles as well as fixtures be replaced, at a cost of \$29,900 compared to \$16,900 for fixtures only. Jeff Green reported this estimate was comparable to the reserve study amount of \$31,000 and that 2700 Kelvin lights should be utilized. Frank Walsh asked whether the junction boxes would be installed underground; Delphine Matthews will clarify this with Power Systems Electric. **Frank Walsh made a motion to accept Power Systems Electric's proposal to replace the poles and light fixtures, contingent upon the junction box locations being underground, at a cost of \$29,900 to be funded from the reserve account. Jeff Chai seconded the motion which carried seven to zero with no abstentions.**

C. Entrance Lighting Proposal

The Board's last resolve was to install a pole light on the center island; the Power Systems Electric cost is \$12,315 not including PEPCO expense to provide a power source. The monument sign lighting would be \$3,400. The Board considered whether to install a second pole light on the island and whether to install the monument lighting. **Jeff Green presented a motion to install one pole light on the island, farthest from Great Seneca Highway, at a cost of \$12,135 plus PEPCO charges, expensed from the operating funds. Grant Izmirlian seconded the motion. The motion was approved seven to zero with no abstentions.**

VI. NEW BUSINESS

A. Harmony Woods Lane Light Request

An owner has requested an additional light pole in an area deemed dark, Jeff Green has viewed the area and will inspect again during evening hours. Clay Vaughan suggested upgraded the brightness of other lights in the area. Action was tabled until the inspection occurs.

B. Pole Light Easement Request

The Fountain Hills Condominium had presented a request to install and power a light pole on Fountain Hills Community Association property, funded by the Condominium. Jeff Green noted the Board had previously considered lighting for this area and recommended management have counsel review the agreement and the Association Board review the Condominium's plan. Management supported attorney review of the easement agreement and requested the scope of work from the

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Condominium. The Condominium has not solicited a scope of work but will do so if the easement is approved to proceed.

C. 2023 Pool Management

Delphine Matthews presented two service proposals for the 2023 season from RSV Pools (\$85,692) and Winkler Pool Management (\$94,995). She reported that Winkler Pool Management's 2022 service in other communities had not presented the challenges experienced by the Association with RSV Pools. Jeff Green noted the FY2023 pool service budget was \$79,800 but the difference could be offset in the FY2024 budget which commences July 1, 2023. The Board tabled action until the January meeting.

Frank Walsh inquired as to the status of the Fountain Hills logo tile installation in the pool. Management finds this doubtful to proceed but will check the repair contract and reach out to Vlade at RSV Pools per the Board's resolve. Reimbursement rather than re-installation may be considered.

D. Pet Waste Stations

Doody Calls has reported the waste stations are overfilled during their weekly service. Adding stations or increasing collection frequency has been recommended. Collection costs will be increasing; weekly service will be \$3,510 annually and twice weekly service would be \$6,500. The January 2023 cost increase will also result in a shortfall from the single-family homes budget. The Board resolved to hold any action to install more stations or change collection frequency until the FY2024 budget development. The shortfall could be funded from the Townhome and Village contingency funds then back charged to the single-family homes on the 2024 budget.

VII. HOMEOWNER FORUM

Nancy Fazio requested the Board re-consider twice weekly trash collection. She reported the Association should receive three fall leaf removals and only one removal has occurred. The fountain lighting is poor and not symmetrical.

IX. ADJOURNMENT

Jeff Chai motioned to adjourn the meeting at 9:45 p.m. the motion was seconded by Jeff Green and carried seven to zero with no abstentions.

Respectfully Submitted, *Marcy Grove*