

Fountain Hills Community Association

Board of Directors Meeting

January 5, 2023

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, January 5, 2023 at 7:30 p.m.

Board Members Present:

Patrick Broderick

Jeff Chai

Jeff Green

Grant Izmirlian

Clay Vaughan

Frank Walsh (7:38 p.m.)

Management Present:

Delphine Matthews, Senior Portfolio Manager

Board Members Absent:

Hoshang Rateshtari

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 five Directors present; Frank Walsh arrived at 7:38 pm.

II. PREVIOUS MEETING MINUTES

The Board of Directors had received draft minutes of the December 2022 meeting today. **Frank Walsh made a motion to table approval of the draft December 2022 minutes to the February meeting, which was seconded by Jeff Chai. The motion was approved six to zero with no abstentions.**

III. OFFICER REPORTS

No officers presented reports.

IV. COMMITTEE REPORTS

ARC Committee: The Committee denied one application in December which is being re-considered at the upcoming January meeting.

Jeff Chai made a motion to ratify Siu Poon, David Ruan and JoAnn Windsor as the 2023 Committee members. Jeff Green seconded the motion which carried five to zero with no abstentions.

Landscape Committee: The Committee held a brief meeting in December.

Jeff Chai presented a motion to ratify Jackie Arnold, Nancy Dofflemyer, Nick Duncan, Clay Vaughan and Lauren Vaughan as the 2023 Committee members. Patrick Broderick seconded the motion which carried five to zero with one abstentions (Frank Walsh).

Enforcement Committee: The Committee will perform January inspections.

Fountain Hills Community Association
Board of Directors Meeting
January 5, 2022

Jeff Chai motioned to ratify Jackie Arnold, Dave Bozak, Ginny Bozak, Jeff Green, Sherry Lee and Scot Whitfield as the 2023 Committee members. Patrick Broderick seconded the motion which was approved five to one (Frank Walsh) with no abstentions.

Pool Committee: Jeff Chai made a motion to ratify Patrick Broderick, Jeff Chai, Jeff Green and Frank Walsh as the 2023 Committee members. Clay Vaughan seconded the motion which was approved six to zero with no abstentions.

V.OLD BUSINESS

A. Harmony Woods Lane Playground Area

Management had reached out to an engineer but was unable to obtain a proposal due to the holiday; she will continue to request a proposal for design services.

B. Light Pole Easement Request

Association counsel advised Board of Directors could accept the Condominium's proposal to install a light pole on Community Association property with counsel's review of the easement document prepared by the Condominium attorney. **Jeff Chai made a motion to move forward and have the Condominium attorney prepare the easement document for counsel review along with electrician's contract. Jeff Green seconded the motion which carried five to zero with one abstention (Frank Walsh).**

David Holtzman noted the Condominium would not enter into a contract without approval of the easement. Management recommended language subjecting approval of the easement conditioned upon the Community Association's approval of the installation contract be included in the easement. David Holtzman agreed.

C. Executive Session Minutes

Association counsel provided an opinion that detailed Executive Session minutes should be recorded but kept confidential. This will be the practice going forward.

D. Pool Logo

Management had provided the Board with a copy of the pool repairs agreement, approved by a previous Board, which noted removal but not restoration of the logo tiles. The contractor reported the tiles had not been retained. Frank Walsh recalled this should have been part of the motion to approve the proposal. Jeff Chai noted there would be an expense to litigate the matter or and expense to install the logo tile. No action was taken.

E. 2023 Pool Management Contract

The Board had reviewed proposals from RSV Pools (\$85,692) and Winkler Pools (\$94,995) at the December meeting but tabled action. Consideration of the budget and the two companies' merits occurred. **Clay Vaughan made a motion to accept Winkler Pools' proposal at a cost of \$94,995 for the 2023 season. Grant Izmirlian seconded the motion which was approved six to zero with no abstentions.**

VI. NEW BUSINESS

A. Condominium Meeting Request

Delphine Matthews recommended discussion with Association counsel (Nagle & Zaller) prior to agreeing to a meeting with the Condominium. The Board directed management to contact the attorney regarding the meeting request.

Fountain Hills Community Association
Board of Directors Meeting
January 5, 2022

VII. HOMEOWNER FORUM

Steven Muse inquired as to the reason for the Community Association/Condominium meeting. Delphine Matthews replied the Condominium requests a change to the payment structure for the storm water quality protection fees. David Holtzman added the Condominium wishes to discuss funding the storm water quality protection fees from the general assessments and funding trash service from the general assessments when single-family and townhome assessment collections fall short. Steven Muse asked what the Board intends to do regarding trash cans multiplying in view and on common areas; he had provided photos to the Board. Jeff Green noted the Enforcement Committee would be addressing this during the January 2023 inspection.

Jeff Green asked when a meeting with Level Green, the new landscaping service, might be held. Clay Vaughan replied the Landscape Committee had a snow strategy meeting with Level Green and plans a landscape walk through between mid-February and mid-March.

Frank Walsh requested the current procedure for vehicle towing; management may not be available after hours and on weekends. Jeff Green referenced the new parking policy language: Any resident may notify management in writing (email), copying Enforcement members. The Enforcement Committee tries to be responsive to inquiries. When queried, Jeff Green noted the towing company does perform patrol during overnight hours and does tow when an incident is noted and authorized. David Holtzman stated this is lackadaisical and emergency response may be needed. Management noted that in exigent circumstances, fire and rescue personnel will remove obstructing vehicles. Frank Walsh asked whether the merger of IKO with DH Bader require a new contract and when would the contract renew. Delphine Matthews noted the existing contract is transferable and will check the renewal date.

IX. ADJOURNMENT

Jeff Chai motioned to adjourn the meeting at 8:29 p.m. The motion was seconded by Jeff Green and carried six to zero with no abstentions.

Respectfully Submitted, *Marcy Grove*