

# Fountain Hills Community Association

## Board of Directors Meeting

### March 2, 2023

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, March 2, 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 p.m.

#### **II. PREVIOUS MEETING MINUTES**

The Board of Directors had received draft minutes of the February 2023 meetings. **Jeff Chai made a motion to approve the draft February 2, 2023 minutes as presented, which was seconded by Patrick Broderick. The motion was approved five to zero with no abstentions.**

#### **III. OFFICER REPORTS**

No officer reports were presented.

#### **IV. COMMITTEE REPORTS**

ARC Committee: The Committee reviewed and approved one application in February.

Landscape Committee: The Committee did not meet quorum for the February meeting. A walk was performed February 27 with Jeff from Level Green, several Committee members and management. Annual plantings, turf management and erosion areas were discussed.

Enforcement Committee: The Committee did not meet quorum for the February meeting.

Townhome neighborhoods were inspected and over one hundred photos will be provided to management for violation notices. Six vehicles were towed.

Pool Committee: The Committee met and selected “forest green” strapping with off white contrast for the chair refurbishment.

#### **V.OLD BUSINESS**

##### **A. Harmony Woods Lane Playground Area Proposals**

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Management has reached out to two more engineering firms, one declined to participate; Falcon Engineering and Becht agreed to prepare a proposal as has Vika Engineering, but no proposals have arrived to date.

**B. Reserve Study Proposals**

Falcon Engineering, Vika Engineering and Becht have committed to providing proposals and Becht anticipates delivery but late next week.

**C. Fountain Hills Condominium Meeting Request**

Counsel for the Condominium and Master Association are communicating but with delays due to the tragic loss of the Condominium's attorney.

**D. Fountain Lights**

Frank Walsh enquired as to the status of the fountain lights which were not working at the end of the 2022 season. Management will have the lights checked during the April seasonal start up.

**E. Clopper Road Access Gate**

Frank Walsh asked about repairs to the gate at the Clopper Road access. Delphine Matthews had contacted Montgomery County who agreed to inspect the gate but no report has been provided.

**VI. NEW BUSINESS**

**A. Pool House Replacements**

Management provided a preliminary proposal to assist the Board in developing a replacement list for this project. Management recommends full replacement of the doors and windows to maximize economy of scale rather than possibly increasing costs by staging phased replacements. The Board considered the preliminary proposal in comparison with the reserve study; disparities were noted in the number of elements and the estimated replacement costs. The condition of the doors, windows and bathroom fixtures was discussed; reserve funding was determined to be adequate to move forward with a comprehensive process. Taking into account supply chain issues, permitting requirement and the bidding process, the Board resolved to plan for a post-2023 season refresh of the pool house. Management had contacted four vendors to provide proposals and was directed to schedule walk throughs of the facility with these contractors and Board members.

**B. Pool Furniture/Umbrellas**

Criterion had presented a proposal to refurbish the pool tables for \$6,209.56, and provide umbrellas and bases at a cost of \$204 for tilt umbrellas and \$85 for fixed umbrellas. The Board of Directors assessed the need for refurbishment, quantities and types of new purchases. Frank Walsh had noted some unused table tops in storage. Jeff Green anticipated the chair re-strapping cost to be less than the \$39,000 approved in February. Ensuring proper care and storage of umbrellas by the lifeguard staff was considered; management will research a racking system and communicate with Winkler Pool Management. Any color selections would be made by the Pool Committee. After deliberation, **Jeff Green made a motion to refurbish the tables, with new tops if applicable at the time of collection and to purchase two tilt lifeguard umbrellas with aluminum bases at a cost not to exceed \$7,200, with refurbishment to be funded from the reserves and new purchases from the general fund. Jeff Chai seconded the motion which was approved six to zero with no abstentions.**

**C. Power Systems Electric Proposal**

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Power System Electric's proposal to re-secure the transformers at the pool recommended replacement due to age and wear, and the current installation not meeting new code. Board discussion covered burying the transformers and not exceeding the current height. **Jeff Green presented a motion to replace the transformers at a cost of \$6,288 with not increase to the height of the installation. Grant Izmirlian seconded the motion which carried five to one (Frank Walsh) with no abstentions.**

**D. Proposed FY2024 Budget**

Management had prepared a draft budget in consultation with the Board Treasurer representing a 10% increase in the general fund with no increase to the supplemental budgets. The reserve contribution, pool service contract and lawn maintenance lines were increased. The pet waste station cost was removed from the trash line and allocated within the general fund. Jeff Chai enquired as to this year's snow removal expense; Delphine Matthews noted this expense had been nominal. Jeff Green stated the proposed budget should be distributed to homeowners for discussion at the April Board of Directors meeting. He will perform a thorough assessment in the meantime. Delphine Matthews the management fee had a 3% increase which could be reduced to 1% if the Association meeting schedule changed from monthly to bi-monthly.

**VII. HOMEOWNER FORUM**

David Holtzman observed the preliminary draft budget was to be distributed to homeowners without a vote of the Directors. He stated the Board had not discussed the issues of the water quality charges and trash expenses separation from the single family and townhomes funds. He asked whether management had consulted counsel regarding allocating the pet waste cost within the general fund. Delphine Matthews responded the draft budget had been developed by management with input from the Board treasurer. The water quality and trash charge discussion is pending counsel from the attorney. Counsel was not consulted regarding the pet waste allocation. Frank Walsh recommended adding a logo sign to Little Star Lane stating "No Parking in Sidewalk". Jeff Green and Frank Walsh will inspect the area to identify a location.

Grant Izmirlian suggested the community fencing be pressure washed. Frank Walsh will inspect the pool deck to see if this space should be included in a pressure washing project.

Jeff Chai asked about maintenance of the walking path bridge between the single family and townhomes. Delphine Matthews awaits Gardeners' evaluation. General discussion resolved that management would obtain a bid for replacement to be funded from the reserves.

**IX. ADJOURNMENT**

**Jeff Chai motioned to adjourn the meeting at 9:02 p.m. The motion was seconded by Grant Izmirlian and was approved six to zero with no abstentions.**

Respectfully Submitted, *Marcy Grove*