

Fountain Hills Community Association

Board of Directors Meeting

April 6, 2023

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, April 6, 2023 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 7:34 p.m. with a quorum of all seven Directors present.

II. PREVIOUS MEETING MINUTES

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

III. OFFICER REPORTS

Clay Vaughan inquired whether the Board consider donating flowers for planting at the Germantown Library pursuant to a resident's request. A decision was tabled.

Jeff Chai reported turf and curb damage by large trucks (GFL, recycling, possibly others). One challenge is street parking encouraging truck drivers to cut over the curb opposite parked cars.

Frank Walsh suggested boulders. Jeff Chai requested the topic be added to next month's agenda.

Grant Izmirlian has received a resident request to return to in person meetings. The Board did not agree to return to in person meetings; management noted additional costs to hold in person meetings.

IV. COMMITTEE REPORTS

ARC Committee: The Committee reviewed and approved three requests.

Landscape Committee: The Committee met to select plantings the selected species, double Sahara zinnia mix, may require additional watering. The Board evaluated watering costs but resolved that as the maximum \$1,200 expense to be within management's authority, to water as needed, weather depending. The Committee also discussed enhancements for other areas. The new landscaper's performance has demonstrated some growing pains which are being addressed.

Grant Izmirlian asked about the walking bridge assessment; management awaits the contractor's update. He had noted a cinderblock retaining wall past the bridge but was informed the wall is a Condominium responsibility.

Enforcement Committee: The Committee met and reviewed the inspections conducted and to be conducted this year. Trash can storage procedures will be discussed at the April meeting.

Pool Committee: The chairs and tables are being refurbished and should be ready for opening day. Delphine Matthews as when the Committee could meet to review pool house refurbishment with a contractor. She had offered April 25 without response. After schedule comparison, management will schedule an afternoon visit on April 24 or May 1. Clay Vaughan has observed an open drain cover near the basketball court; Frank Walsh will inspect, stating this is likely County property. He reported the pool lock box not operating correctly.

V. OLD BUSINESS

A. Harmony Woods Lane Playground Area Proposals

Management continues to seek a playground engineer without positive result.

B. Reserve Study Proposals

Becht Engineering (Level I, \$4,300), Falcon Engineering (Level II, \$11,500) and Global Solutions Partners (Level I, \$5,600) have presented proposals. The Board removed Falcon from consideration. Management noted Becht's current workload might delay delivery of the study. After deliberation of the remaining two proposals, **Clay Vaughan made a motion to accept the Global Partners Solutions proposal at a cost of \$5,600 for a Level I study. Jeff Green seconded the motion which was approved six to one (Frank Walsh) with no abstentions.**

C. Fountain Hills Condominium Meeting Request

Association counsel has responded that no meeting is necessary to discuss the issues presented by the Condominium. Specifically:

"the Association is currently conducting business properly, as it relates to its budgeted general assessment regarding the Condominium's concerns about the water quality protection charge, trash collection costs, and pet waste station expenses. Therefore, the Association should continue to conduct business as it currently is with regard to these issues."

Management inquired whether the attorney should draft a written response to the Fountain Hills Condominium. The Board resolved to send a notice.

VI. NEW BUSINESS

A. School Request

Clopper Mill Elementary School had requested the Association broadcast information to the residents regarding the Kindergarten pre-registration date. Noting that few families were assigned to this school, the Board chose not to act.

B. 2024 Proposed Budget

Management had provided a draft FY2023 budget for Board review at the previous meeting. She asked whether the Board recommended any changes to the budget. Jeff Green supported the budget as presented. Frank Walsh asked whether unrestricted equity might be utilized to offset the suggested 10% increase or could be transferred into the reserve funds. Jeff Green recommended maintaining the unrestricted equity in the general operating fund. Jeff Chai asked whether \$20,000

is sufficient for tree maintenance needs. Management noted a lot of deferred tree maintenance remained to be completed. Clay Vaughan referenced turf management needs; management estimated the cost to aerate and over seed one-quarter of the community at \$10,000. After further evaluation, the Board resolved to maintain the draft as presented.

VII. HOMEOWNER FORUM

Frank Walsh asked the date of fountain start-up and about the lighting being repaired. Delphine Matthews stated the fountains would be on by April 15 and the lights should be working.

David Holtzman asked whether additional fees for Schedule A services referenced by management were part of a new contract structure for the Association. Delphine Matthews noted the fees referenced were part of the usual Schedule A charges and effective January 1, 2023.

David Holtzman reported some vehicle break-ins in the Fountain Club Drive and Little Star Lane area; some car windows were broken.

Jeff Green asked whether there is any answer regarding the drinking fountain requirement for the pool. Delphine Matthews has received conflicting responses and is concerned the pool opening date might be delayed if replacements are not completed. The Board has not determined a preferred model. Frank Walsh suggested the Pool Committee discuss the type of fountains to be installed. Management will research the most readily available models and present the information to the Committee for a decision.

Frank Walsh asked about the new Zoom meeting link, stating it did not work from the community website. The entry will be reviewed and tested.

IX. ADJOURNMENT

Jeff Chai motioned to adjourn the meeting at 9:01 p.m. The motion was seconded by Grant Izmirlian and Clay Vaughan and approved seven to zero with no abstentions.

Respectfully Submitted, *Marcy Grove*