

Fountain Hills Community Association

Board of Directors Meeting

July 6, 2023

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, July 6, 2023 at 7:30 p.m.

Board Members Present:

Patrick Broderick
Jeff Chai
Jeff Green
Clay Vaughan
Frank Walsh

Management Present:

Delphine Matthews, Senior Portfolio Manager

Board Members Absent:

Grant Izmirlian
Hoshang Rateshtari

I. CALL TO ORDER

The Board of Directors Meeting was called to order by Jeff Chai at 7:33 p.m. with a quorum of five Directors present.

II. PREVIOUS MEETING MINUTES

The Board of Directors had received draft minutes of the June 1, 2023 meeting. Action was tabled until the August meeting.

III. OFFICER REPORTS

No officer reports were presented.

IV. COMMITTEE REPORTS

ARC Committee: The Committee reviewed and approved two requests.

Landscape Committee: The Committee met and discussed Level Green's recommendations for plantings and turf; final proposals are awaited. The Committee plans an inspection of dead and deteriorating trees.

Enforcement Committee: Some items were addressed as reported to management on a case by case basis. Nineteen tows occurred and there is one unique vehicle which will be addressed.

Pool Committee: Management and the Committee met with three contractors on site to develop refurbishment proposals for the pool house: Gardeners, Hann & Hann and Serv Pro. Serv Pro declined to bid; Gardener's provided an estimate of \$350,000 and Hann & Hann an estimate of \$76,241, not including some optional enhancements. Management was directed to obtain the cost of the optional enhancements from Hann & Hann for a final decision at the August meeting.

V. OLD BUSINESS

A. Harmony Woods Playground Proposal

A third proposal was obtained from Bohler to provide drawings for the playground relocation, Compared to CV Inc (\$19,550) and Falcon Engineering (\$14,950), the Bohler estimate is \$12,700 and the firm also performs playground installation. The Directors considered the merits of the bidders.

Jeff Green motioned to accept the Bohler proposal for \$12,700 and Jeff Chai seconded the motion. The motion carried five to zero with no abstentions.

B. Drinking Fountains

Delphine Matthews had obtained proposals from Magnolia and Peddicord Plumbing for drinking fountains. Peddicord's proposal was less costly and the owner expressed a preference for the Haws fountain model. The Board expressed concern regarding the ninety-day warranty and proposed installation dates compared to first usage of the fountains. **Jeff Green made a motion to award Peddicord Plumbing the drinking fountain contract for \$22,230, proposing an April installation and management clarifying the warranty. Clay Vaughan seconded the motion with was approved four to one (Frank Walsh) with no abstentions.**

C. Reserve Study

The reserve study analyst From Global Partners Solutions will meet on site July 7 with Delphine Matthews and Jeff Green for an inspection.

D. Attorney Opinion Letter

With the correction made, the final version of the correspondence was sent and is included in the management report.

VI. NEW BUSINESS

A. Street Light Protection

While PEPCO is still awaited to finalize power to the light, Power Systems Electric will proceed with replacement. The value of the replacement does not warrant an insurance claim. The Directors reviewed installing bollards (approximately \$1,200) or a landscaping boulder (\$1,050) to protect the light pole. **Jeff Chai presented a motion to install the landscape boulder at a cost of \$1,050. Frank Walsh seconded the motion which carried four to one (Jeff Green) with no abstentions.**

B. Paid Pool Membership

A non-resident had inquired whether the Association would allow them pool access for a fee. Management's inquiry to the insurance agent had not provided a clear answer. The Directors considered some options and determined the non-resident should be referred to the Montgomery County pools in the area for usage or membership.

C. Monument Signage

Clay Vaughan had provided photos and recommendations to restore or upgrade the monument signs. Jeff Green noted the signs were listed at end of life in the reserve study at a price of \$2,208 each. Frank Walsh reported the Seneca and Village Fountain signs had been replaced in past years and the Dawson Farm sign refurbished. The Directors discussed refurbishment and replacement, resolving to inspect each sign closely and have management contact Stonework by Santos to provide an assessment for repairs and possibly replacement.

D. Tree Maintenance

Management continues to receive tree maintenance (pruning and elevation) requests from residents. Although Kevin Elliott Tree Service no longer offers a day rate option, Delphine Matthews was able to secure an agreement with the firm to perform day work at a rate of \$2,500 this year.

Jeff Green made a motion to engage Kevin Elliott Tree Service to perform three days of tree maintenance at a cost of \$7,500. Jeff Chai seconded the motion which was approved five to zero with no abstention.

Management will provide the residents' requests to the Landscape Committee for review and to share their recommendations for the work to the Board.

VII. HOMEOWNER FORUM

Frank Walsh observed a group yard sale on June 3, 2023, where residents had blocked off streets and used the common area for the event. His concerns were lack of notification to the Association and safety with streets being shut down. The Board noted County street closures would fall under County authority; some Directors felt use of common areas by residents was acceptable as long as no damage occurred to the property. Frank Walsh suggested counsel be consulted about use of common areas.

David Holtzman inquired whether a list of Association and County streets existed and if this could be compared to the water quality fee bills. Management does have this list which will be provided to the requestor. The Board declined to pursue the comparison.

Frank Walsh requested an update regarding fountain repairs. Management continues to work with Water Works on maintenance items, monitoring tasks to ensure no excess mobilizations occur.

Delphine Matthews continues to request the cost of the auto fill without the tamper proof casing.

Rick Morris noted the County streets in the community (Cub Run Way, Fountain Hills Drive, Lake Placid Lane, Noble Oak Drive, Ponsford Place Porterfield Way and Scarlet Mist Way); he stated the sidewalks and street side grass strip are also County responsibility.

IX. ADJOURNMENT

Jeff Chai motioned to adjourn the meeting at 9:15 p.m. The motion was seconded by Clay Vaughan and Jeff Green and approved five to zero with no abstentions.

Respectfully Submitted,

Marcy Grove