

Fountain Hills Community Association

Board of Directors Meeting

June 1, 2023

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, June 1, 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 7:36 p.m. with a quorum of seven Directors present.

II. PREVIOUS MEETING MINUTES

The Board of Directors had received draft minutes of the May 4 2023 meeting. **Jeff Chai made a motion to approve the May 4, 2023 minutes as presented, seconded by Clay Vaughan. The motion was approved seven to zero with no abstentions.**

III. OFFICER REPORTS

No officer reports were presented.

IV. COMMITTEE REPORTS

ARC Committee: The Committee reviewed and approved one request.

Landscape Committee: The Committee did not hold a meeting.

Enforcement Committee: A few tows were performed and patrols are planned over the coming weekend. The Committee has received continued complaints regarding vehicles parking on the Little Star Lane sidewalk. Clay Vaughan reported three vehicles parked on Porterfield Way with multiple stickers but this street is under Montgomery County jurisdiction.

Pool Committee: The Committee did not meet but the Board will review drinking fountain bids during the course of the meeting.

V.OLD BUSINESS

A. Reserve Study Update

Delphine Matthews reported the pre-site visit information has been submitted to the Global Partners Solutions analyst and the site visit should be scheduled prior to the end of this month.

B. Community Fountains

Management has noted the fountains continue to function below the full capacity of water flow. Discussions with Waterworks regarding deficiencies, proposed costs and solutions have resulted in Kurtis Miller's request to contact the Board directly but this request has been denied. An invitation to attend the Board meeting has not been responded to yet. Delphine Matthews will seek alternative provider proposals for the 2024 service contract.

Power Systems Electric has been assigned to investigate the lighting issue. The Village electrical box is open and Power Systems Electric has also been requested to review and propose a solution for this component.

Jeff Chai requested tamper proofing proposals from multiple contractors.

C. Harmony Woods Playground Proposals

Delphine Matthews has received two proposals for drafting design plans and anticipates a third proposal arriving within the next week, all for review at the July meeting.

D. Attorney Opinion

Management continues to await the attorney opinion, noting the delay may be in contact occurring between the Association counsel and the Fountain Hills Condominium attorney, per the latter's request.

E. Model Home Turf Clean Up

After obtaining a preliminary restoration proposal for \$6,000 and a second proposal for \$2,600 and considering the May 4 Board meeting discussion, Delphine Matthews recommended the Board of Directors make the area "planting ready" for the homeowner to take over responsibility, without installation of turf or plantings. The Directors evaluated management's recommendation and resolved to have a volunteer rake and seed the bed as well as the Association bed opposite it against the amenity fence, once the homeowner has been contacted.

VI. NEW BUSINESS

A. Pool Drinking Fountains

Peddicord Plumbing had presented proposals for replacement drinking fountains:

- concrete: approximately \$5,815 each;
- metal: \$3,200 plus excess labor costs for retrofitting, this figure has not yet been finalized;
- wall mount with bottle filler: \$4,785 each.

The pool inspector has been adamant that there must be three drinking fountains and if not replaced prior to the 2024 season, the pool will not be allowed to operate. Jeff Green requested competitive bids; Delphine Matthews noted that Peddicord has provided consistently lower pricing than other plumbers but she will provide comparative proposals for the July meeting so the Board may render a final decision.

B. Clopper Road Access Gate Update

Frank Walsh asked whether the County had responded to the gate repair request. Delphine Matthews responded the County had agreed to look at the gate but without further update or action.

VII. HOMEOWNER FORUM

Jeff Green reported issues with portal access. Delphine Matthews noted the portal name has been updated: <https://portal.DHBader.com>.

Rick Morris requested the pool hours on the website be reviewed for accuracy and updating if required.

Frank Walsh observed the annual floral plantings appeared less in number of plants than in 2022. Clay Vaughan replied the number of plants is similar or equivalent but appear to have been dispersed over more area. He also noted watering may be needed during this dry spell. Frank Walsh had observed watering recently; Delphine Matthews stated she had ordered watering due to the weather and plant appearance. Frank Walsh reported he had located two more dog stations stored in the pool house if the Board wished to install more stations. Delphine Matthews recommended assessing the situation after increasing the collection frequency in July.

IX. ADJOURNMENT

Jeff Chai motioned to adjourn the meeting at 8:29 p.m. The motion was seconded by Clay Vaughan and Grant Izmirlian and approved seven to zero with no abstentions.

Respectfully Submitted, *Marcy Grove*