

Fountain Hills Community Association

Board of Directors Meeting

August 3, 2023

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, August 3, 2023 at 7:30 p.m.

Board Members Present:

Patrick Broderick
Jeff Chai
Jeff Green
Grant Izmirlian (7:45 p.m.)
Hoshang Rateshtari
Frank Walsh

Management Present:

Delphine Matthews, Senior Portfolio Manager

Board Members Absent:

Clay Vaughan

I. CALL TO ORDER

The Board of Directors Meeting was called to order by Jeff Chai at 7:31 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 and July 6, 2023 meetings. **Jeff Chai made a motion to approved both sets of draft minutes as presented. Hoshang Rateshtari seconded the motion which carried five to zero with no abstentions.**

III. OFFICER REPORTS

Jeff Chai thanked Delphine Matthews for managing the tree damage from the previous weekend storm. Jeff Green reported meeting with management and the reserve analyst; the draft report has arrived and once reviewed by Delphine Matthews and Jeff Green will be shared with the Board

IV. COMMITTEE REPORTS

ARC Committee: The Committee reviewed and approved two requests.

Landscape Committee: No report was presented.

Enforcement Committee: The Committee held a meeting and an inspection was conducted; landscape maintenance notices will be sent, resulting from this inspection. Four vehicles were towed.

Pool Committee: No meeting was held. Delphine Matthews noted changes in pool staff seemed to reduce complaints and even resulted in compliments from residents. An unauthorized sign was removed from the pool, not known who posted it. Some members expressed concern that the end of season is approaching and staff may not be available to keep the pool operating. Management

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will contact Winkler requesting their staffing plans. An owner inquired about the pool hours; these have been the same for some years. Delphine Matthews asked whether the Directors would consider RSV Pools to bid on the 2024 season.

V.OLD BUSINESS

A. Pool House Renovation

The complete Hann & Hann proposal was presented to the Board; the requested items total \$108,381 and the optional items \$53,650. The proposal has a deadline to maintain these prices of August 8, 2023, likely due to the volatile materials market. Frank Walsh stated a ceiling fan had been missed as well as motion sensor lights. He questioned the guard desk work. Jeff Green noted the ceiling fan was included and agreed the guard desk work may have been duplicated on the requested proposal and optional proposal. The Board considered the best path forward.

Jeff Green motioned to accept the requested Hann & Hann proposal for \$108,381; Grant Izmirlian seconded the motion. The motion was approved six to zero with no abstentions. Frank Walsh requested the motion sensor lights be added; management will request a change order from Hann & Hann.

The Directors evaluated the optional work, voting on each line item.

Jeff Chai made a motion to accept the shower stall replacement at a cost of \$19,250; Grant Izmirlian seconded the motion which failed with a deadlock vote of three ayes and three nays (Jeff Green, Hoshang Rateshtari, Frank Walsh).

Grant Izmirlian motioned to approve the toilet stall replacement for \$5,100. Jeff Chai seconded the motion which carried six to zero with no abstentions.

Jeff Chai presented a motion to replace all tile and grout for \$20,000. Grant Izmirlian seconded the motion which failed three ayes to three nays (Jeff Green, Hoshang Rateshtari, Frank Walsh).

Grant Izmirlian moved to replace the sinks and countertops at a cost of \$8,500. Hoshang Rateshtari seconded the motion which was approved six to zero with no abstentions. Jeff Green cautioned the replacement materials should be equivalent to the existing porcelain sinks and Corian counter tops.

Management will proceed with finalizing the noted details of the accepted work with Hann & Hann and verifying the start date for the project, preferably in autumn.

B. Fountain Lights

Power Systems Electric has proposed a different, higher quality light for the decorative fountains which may be installed during the off-season at a price of \$1,950; the price includes removal of the existing lights, material and installation. **Jeff Green made a motion to accept PSE's proposal for \$1,950 and Grant Izmirlian seconded the motion. The motion carried six to zero with no abstentions.**

Frank Walsh expressed preference for spring installation and noted the contractor should be tasked with providing a method to secure the lights which will not damage the fountain bowls.

Management will address with Power Systems Electric.

C. Tree Maintenance

Kevin Elliott Tree Service has been asking for a start date for the tree work approved by the Board at the July meeting. Management awaits the Landscape Committee site recommendations.

VI. NEW BUSINESS

A. Harmony Woods Lane Benches

The homeowner who has been removing litter from this area requested changes to make the area less loiterer-friendly. Management obtained a proposal from Gardeners to remove the benches at a cost of \$1,950. The Board of Directors agreed making this area less comfortable for intruders should proceed. **Jeff Chai presented a motion to remove and discard the benches for \$1,950. Grant Izmirlian seconded the motion which carried six to zero with no abstentions.**

B. Conservation Area Tree Pruning

The recent storms damaged trees in the conservation area behind Porterfield Way and also damaged homeowner property. Delphine Matthews obtained approval from Montgomery County to prune these trees and requested the Directors consider an additional day of tree maintenance at \$2,500 to address this area. **Jeff Green made a motion to approve an additional day of tree work at \$2,500 for the conservation area. Grant Izmirlian seconded the motion which was approved six to zero with no abstentions.**

VII. HOMEOWNER FORUM

Michael Poness thanked management and the Board for the umbrellas.

Grant Izmirlian requested consideration of replacement of community fences,

David Holtzman reported a tree branch on the path behind 18801 Sparkling Water Drive which requires removal. He requested the Pool Committee meeting schedule be posted and inquired how the renovation proposal had been developed without meetings.

Nicholas Duncan noted dog walkers are leaving pet waste around the tot lot area near Autumn Mist Circle and Drive, recommending the Board add a pet waste station or relocate the station at Rushing Water Way to the tot lot area. Management calculated the cost of an additional station at approximately \$1,300 annually and will ask the service about the volume being left in the Rushing Water Way station. Once more information is provided the Board will consider the request.

Frank Walsh observed the entrance boulder placements should be at the front of the median strip and requested these be relocated. He also requested the new replacement light pole have glass shades installed; the Board instructed management to proceed with installation.

IX. ADJOURNMENT

Jeff Chai motioned to adjourn the meeting at 9:05 p.m. The motion was seconded by Jeff Green and approved six to zero with no abstentions.

Respectfully Submitted,

Marcy Grove