

## **Fountain Hills Community Association**

Board & Organizational Meeting

Virtual

November 02, 2023 8:21 PM

### **Board Members Present:**

Patrick Broderick

Jeff Chai

Jeff Green

Grant Izmirlian

Carlos Mata

Clay Vaughan

Frank Walsh

### **Management Present:**

Laura Etchison, Community Association Manager

### **Several homeowners were present on the call.**

Jeff Chai called the meeting to order at 8:21 PM immediately following the 2023 Annual Meeting of the members.

**I. October 5, 2023 Board Meeting Minutes:** Jeff Green identified an attribution error. **Jeff Chai made a motion to approved the draft October 5, 2023 minutes with the name corrected. Grant Izmirlian seconded the motion which was approved with six ayes, zero nays and one abstention (Frank Walsh, not in attendance at the October Board meeting).**

### **II. 2023-2024 Snow Removal Contract**

Laura Etchison had prepared a cost matrix comparing the two Level Green proposals and showing costs provided from other contractors for similar Associations this season. She noted Level Green had originally proposed a contract with a \$5,000 “readiness fee” which had some discounted pricing and included snow stakes. The second Level Green proposal showed non-discounted time and materials fees for the season without the readiness fee with snow stakes at \$3,000. Management recommended the Association approve the second proposal and obtain snow stakes through another provider. The Directors discussed the costs and need for snow stakes; Laura Etchison noted the stakes are required by Level Green or no liability will be absorbed for damage to speed bumps, curbs and fire hydrants. She noted concern with the lateness of the season should a decision be delayed.

David Holtzman called a point of order and urged the Board to schedule a special meeting to consider snow removal proposals.

**Jeff Green presented a motion to accept the time and materials proposal for 2023-2024 snow removal services from Level Green and to review snow stake proposals at the December 2023 Board meeting. Clay Vaughan seconded the motion which was approved seven to zero with zero abstentions.**

### **III. Pool House Renovations**

Jeff Green noted the Pool Committee would meet with Hann & Hann Saturday, November 11 at 9 AM to discuss finishes. Management noted this was a meeting to consider details of a proposal already approved in an open meeting, not an “official” Pool Committee meeting. The date and time will be posted on the website. The project is expected to commence by December with completion prior to the 2024 pool season. Laura Etchison reported Gary Hann had presented some window and door changes at an approximate cost of \$1,000; Frank Walsh recommended the Board follow the contractor’s recommendation for glass replacement and weather stripping. Management will obtain a cost breakdown for this work.

### **IV. Monument Signs**

Laura Etchison has met with two contractors on site regarding the signs and is looking into short-term repairs prior to obtaining comprehensive proposals.

### **IV. Fountain Maintenance**

Management is working to obtain service proposals for Board review. Clay Vaughan reminded management the fountain lights should be removed as agreed by PSE after winterization, with new lights to be installed in spring.

### **V. Appointment of Officer Positions**

**Jeff Green nominated Jeff Chai to serve as President, seconded by Clay Vaughan.**

**Frank Walsh nominated Clay Vaughan to serve as Vice President, seconded by Grant Izmirlian.**

**Clay Vaughan nominated Jeff Green to serve as Treasurer, seconded by Grant Izmirlian.**

**Jeff Chai nominated Grant Izmirlian to serve as Secretary, seconded by Jeff Green.**

**All nominations were accepted and mutually assented to by the Directors, (7-0-0)**

Patrick Broderick, Carlos Mata and Frank Walsh will serve as members at large.

### **VI. Homeowner Forum**

**Nicholas Duncan** reported that residents of Autumn Mist Drive continue to leave trash cans in view, even those with garages; he requested enforcement. Frank Walsh and Clay Vaughan noted this was throughout the entire neighborhood. Jeff Green and Jeff Chai resolved to revive the consideration of updating the Architectural Guidelines to include lattice to shield trash cans. Nicholas Duncan inquired as to the status of the request for a pet waste station on Autumn Mist. Management is working on the cost information and will provide this at the December Board meeting. Frank Walsh asked whether the increased collection frequency had improved the problem; Nicholas Duncan noted the issue is the lack of a receptacle at this location.

**Clay Vaughan** stated residents continue to express concerns regarding the trash cans as well as the fact the GFL staff are not using the pelican lifts which were specific to the contract change. Jeff Chai directed management to review other providers and the penalty fee to terminate the contract early.

**Katherine Harris** reported vehicles parking along the street creating dangerous conditions with children at play and constricting vehicle passage. She requested a notice be sent to cease this practice. Nicholas Duncan noted notices had been sent and tow patrols are occurring. Jeff Green requested notification be provided to the Board and management emails when the issue is occurring so there may be a rapid reaction.

**VII. Upon a motion by Jeff Chai to adjourn the meeting at 9:10 PM, seconded by Frank Walsh, the Board of Directors agreed seven to zero to zero to adjourn the meeting.**

Respectfully Submitted,

*Marcy Greve*