

Fountain Hills Community Association

Board of Directors Meeting

October 5, 2023

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, October 5, 2023 at 7:30 p.m.

Board Members Present:

Patrick Broderick
Jeff Chai
Jeff Green
Hoshang Rateshtari
Clay Vaughan

Management Present:

Linda Wildman, Executive Vice President
Laura Etchison, Community Association Manager

Board Members Absent:

Grant Izmirlian
Frank Walsh

I. CALL TO ORDER

The Board of Directors Meeting was called to order by Jeff Chai at 7:32 p.m. with a quorum of five Directors present.

II. PREVIOUS MEETING MINUTES

The Board of Directors had received draft minutes of the September, 2023 meeting. A spelling error was noted. **Jeff Chai made a motion to approve the draft minutes with the spelling correction. Clay Vaughan seconded the motion which carried five to zero with no abstentions.**

III. OFFICER REPORTS

Treasurer's Report: Jeff Green noted the delinquency total has reduced by \$17,000 to \$153,000, primarily due to HAF payments arriving. He had noted an unusual increase in the legal income balance and upon checking with Diane Katz, found a reporting error from the merger had been noted and is in the process of being corrected.

IV. COMMITTEE REPORTS

Architectural Committee: one application was reviewed and approved.

Landscape Committee: A walk through was conducted with Level Green to review the \$7,800 of approved enhancement proposals. Some minor adjustments were made, to install liriopse to replace dying junipers and to remove and not replace the deteriorating yews. Plants will be procured for the execution to be performed soon. Clay Vaughan and other volunteers have leveled and re-seeded the model home lot.

Enforcement Committee: Multiple tows had been done to address illegal parking. An abandoned vehicle on a public roadway has been removed by Montgomery County.

Pool Committee: A meeting will be scheduled to review finishes and color selections, management was directed to reach out to Hann & Hann to schedule. David Holtzman inquired how members would be notified of this meeting. Management noted this meeting was not required to be open as the selections are after the fact of an approved contract. Jeff Chai stated members would be advised of the date and time.

V. OLD BUSINESS

A. Pool House Renovation

The start date is still expected in November and the Pool Committee meeting with Hann & Hann will be arranged.

B. Tree Maintenance

Kevin Elliott Tree Service plans to complete the three days of pruning beginning October 9, weather permitting.

VI. NEW BUSINESS

A. Tree Removals

Kevin Elliott Tree Service had reviewed the Landscape Committee's list and provided an estimate of \$8,700 for the removals. **Jeff Chai presented a motion to accept the proposal. Seconded by Jeff Green, the motion carried five to zero with no abstentions.** Stumps left on Liberty Mill Road after County tree removals remain a hazard and the Board requested management file another request with Montgomery County for removal.

B. Bed Planting Proposal

Level Green Landscaping offered \$599.36 to install day lilies at the staircase at the fountain as the annual plantings did not thrive in that space. The Directors mutually assented to accept the proposal which was in management's scope of authority.

C. Autumn Mist Circle Pet Waste Station

A resident had requested the Board consider installing a pet station near the Autumn Mist Circle lot as discourteous pet handlers are not clearing pet waste from this area. Pet stations are stored at the pool house and management estimates installation at \$200 plus an additional \$75 per month to empty this station. Jeff Green will inspect the attic stock for compatibility with the existing Pet Butler bag dispensers and report at the next meeting. The agenda item was tabled/
David Holtzman inquired of the resident if he kept a dog and if so, how he currently managed pet waste from his household. Nick Duncan replied he does keep a dog, collects the waste when walking the dog and deposits it in the household trash can at his home.

D. Annual Meeting

Laura Etchison noted the Annual Meeting notice would be mailed tomorrow. Eight candidates have declared for seven open positions. Management will also send weekly eblasts requesting proxies be returned.

E. Management Contract Review

Linda Wildman apologized for the short notice in changing managers, noting corporate restructuring into teams to support communities. Laura Etchison will be assigned to manage the Fountain Hills Community Association, supported by Linda Wildman and Marcy Grove. She noted she and Laura Etchison had originally met with the Board during the previous management search some years ago.

The team has experience with the community and will continue to work with the Board to run the Association.

Laura Etchison stated she has worked with Linda Wildman over three decades and has managed large communities during her career. She wants to do a good job for the community and previously managed Fountain Hills and understands the Association's concerns.

Jeff Chai thanked Linda Wildman and Laura Etchison and asked if other changes could be expected. Linda Wildman stated the team approach should enhance service to the community and as the merger of IKO Community Management into DH Bader is coming to close, smooth sailing should be anticipated. Jeff Chai noted the abruptness of the change had been disheartening.

David Holtzman inquired whether management could advise the Board regarding the corporate filing of the resolution to change the resident agent. Linda Wildman replied the resident agent registration forms have been provided to all Boards in preparation to deliver the filing within the required time period at management's cost.

David Holtzman asked why the SDAT property tax filing was three months' late and whether the Association had been assessed a penalty. Marcy Grove noted the return had been mailed in March but not delivered by USPS so had to be resent; no penalty was assessed to the Association.

Nick Duncan asked if management would be driving consistency in Enforcement. Laura Etchison noted the Enforcement Committee performs inspections but due to proximity she will be on property regularly and address any observations.

Jeff Chai thanked Linda Wildman and welcomed Laura Etchison.

VII. HOMEOWNER FORUM

Jeff Chai asked whether the Landscape Committee would consider small screening plantings surrounding the single-family homes fountain equipment. Clay Vaughan stated the Committee would discuss this again, they have been unable to connect with Kurt Miller from Fountains by Water Works to seek advisement,

Jeff Green reported deteriorating junipers in front of the pool house and requested replacement. Clay Vaughan stated the Committee awaits a proposal from Level Green to address this area.

Nick Duncan inquired how the change in manager would be announced. A notice will be included in the Annual Meeting mailer to be sent out tomorrow.

Jeff Chai directed Laura Etchison to inspect the four community signs for refreshment or repairs.

IX. ADJOURNMENT

The Directors unanimously adjourned the meeting at 8:40 p.m.

Respectfully Submitted,

Marcy Grove