

# **Fountain Hills Community Association**

## **Board of Directors Meeting**

### **January 4, 2024**

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, January 4, 2024 at 7:30 p.m.

#### **Board Members Present:**

Patrick Broderick  
Jeff Chai  
Jeff Green  
Grant Izmirlian  
Clay Vaughan  
Frank Walsh

#### **Management Present:**

Laura Etchison, Community Association Manager

#### **Board Members Absent:**

Carlos Mata

#### **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 six Directors present.

#### **II. PREVIOUS MEETING MINUTES**

The Board of Directors had received draft minutes of the December 7, 2023 Board of Directors meeting. Frank Walsh requested two amendments and several corrections. **Grant Izmirlian made a motion to approve the meeting minutes as amended and corrected. Jeff Chai seconded the motion which carried six to zero with no abstentions.**

#### **III. OFFICER REPORTS**

**Treasurer's Report:** Jeff Green had reviewed the CD laddering and transferred \$50,000 into a long-term investment instrument. Further Morgan Stanley information had arrived today and he will provide updates at upcoming meetings after analysis. Grant Izmirlian suggested an instrument called PCOXX, Prime Cash Obligation Funds, be investigated as possible investment strategy for the Association.

#### **IV. COMMITTEE REPORTS**

**Architectural Committee:** The Committee reviewed and approved one application.

**Landscape Committee:** No meeting was held.

**Enforcement Committee:** No meeting was held. Three vehicles were towed.

**Pool Committee:** No meeting was held. The pool house renovation contract has been executed.

Frank Walsh requested Committee volunteer appointments be added to the February agenda.

## **V. OLD BUSINESS**

### **A. Pool House Renovation**

The Hann & Hann contract to perform the renovation at a cost of \$156,935 was signed. Management has processed the 50% deposit and materials have been ordered. The start date is anticipated in mid to late January and the project should take approximately forty-five days to complete.

### **B. Harmony Woods Playground**

After meeting with Bohler Engineering and the Board's approval of the change orders, Laura Etchison awaits an update on the firm's progress with the tree inventory and fire lane plans. To date the Association has spent \$21,000 on this project.

### **C. Fountain Club Drive Street Light**

Frank Walsh requested management check with PSE as to when the diffuser would be installed.

## **VI. NEW BUSINESS**

### **A. 2024 Pool Management Proposals**

Per the Board's request to obtain comparative service proposals, Laura Etchison presented three proposals for Director review:

Premier Pools	\$105,200
Winkler Pools	\$111,995
High Sierra Pools	\$115,700

The Directors considered the pricing and references along with Winkler's response during the 2023 season to reported issues. After due consideration, **Clay Vaughan motioned to accept Winkler's service proposal at a cost of \$111,995 for the coming pool season. Jeff Chai seconded the motion which was approved five to zero with one abstention (Frank Walsh).**

### **B. Pool Pass Entry Systems**

Marcy Grove reported the pool pass entry system, EZ Facility, which has limited functionality compared to other electronic pool entry systems, has been in place since 2016 and suggested the Board review other more modern system proposals at the February meeting. These systems would be compatible with the existing hardware but could provide more entry credentials than the existing fobs and might prove less expensive. The Directors resolved to review pricing and functionality at the next meeting.

### **C. Stormwater Management Proposal**

Laura Etchison met with DEP and Level Green to assess the DEP requirements and Level Green's original maintenance proposal. DEP requirements were less than Level Green had proposed and a revised estimate was presented to the Board. She will work to add regular maintenance of the eight storm water ponds to future landscape maintenance contracts. **Frank Walsh made a motion to approve the revised Level Green proposal at a cost of \$3,922.80. Clay Vaughan seconded the motion which was approved six to zero with no abstentions.**

### **D. Snow Stakes**

Management had requested pricing from several contractors and negotiated with Level Green to place snow stakes only at the fire hydrants and storm drains. Level Green presented a revised proposal which the Directors had received in the management report. **Frank Walsh made a motion**

**to accept the proposal from Level Green to install 250 snow stakes for \$1500.00. Grant Izmirlian seconded the motion which carried six to zero with no abstentions.**

**E. Snow Pretreatment**

Management inquired whether the Board would have Level Green perform pretreatment due to the potential snow event. The Directors resolved to decline pretreatment.

**VII. HOMEOWNER FORUM**

Two homeowners attended the meeting but neither addressed the Board of Directors.

**IX. ADJOURNMENT**

**Jeff Chai made a motion to adjourn the meeting and enter Executive Session at 8:44 p.m. Frank Walsh seconded the motion which was approved six to zero with no abstentions. During Executive Session the Directors received information regarding possible litigation against the Association.**

Respectfully Submitted,

*Marcy Grove*