

Fountain Hills Community Association

Board of Directors Meeting

February 1, 2024

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, February 1, 2024 at 7:30 p.m.

Board Members Present:

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

Management Present:

Laura Etchison, Community Association Manager

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 all Directors present.

II. PREVIOUS MEETING MINUTES

The Board of Directors had received draft minutes of the January 4, 2024 Board of Directors meeting. Jeff Chai noted one attribution error and Frank Walsh requested an addition. **Jeff Chai made a motion to approve the meeting minutes as corrected and amended. Frank Walsh seconded the motion which carried seven to zero with no abstentions.**

III. OFFICER REPORTS

Treasurer's Report: Jeff Green had followed up on the maturing CDs and requested Morgan Stanley provide recommendations which have not yet been delivered. A sum of \$213,000 has been transferred to replenish replacement projects.

IV. COMMITTEE REPORTS

Architectural Committee: The Committee reviewed and approved one application.

Landscape Committee: Without quorum no meeting was held but discussion regarding tree maintenance, aeration and overseeding, a diseased tree proposal and future stormwater maintenance contracts occurred. A deteriorating asphalt walk path was reported. Laura Etchison is following up on the above items. Frank Walsh reported Level Green appeared to have begun spring clean-up; Laura Etchison noted that while the contractor had requested to begin the task in February, she had refused and requested April timing. David Holtzman reported the contractor had been observed with machinery on Condominium property during snow removal and had blown dirt, etc., onto parked vehicles. Management will address with the Level Green district supervisor.

Enforcement Committee: No report was made but some complaints have been received for trash and recycle cans in view. Enforcement will begin sending notices including photos. Dumping has been a common area problem. The trash contractor's crew persists not using the pelican lift. Management is working on new provider bids for waste management. Jeff Green noted complaints regarding snow removal. Laura Etchison replied the process had required significant management oversight, the crew had been understaffed and unorganized; she has addressed the performance with the district supervisor. Carlos Mata had questioned on site staff who stated insufficient equipment and manpower had been provided. He noted the leaf removal had also been unsatisfactory. Jeff Chai offered to add his voice to future discussions with Level Green if required.

Pool Committee: No meeting was held.

V. OLD BUSINESS

A. Pool House Renovation

Corian samples are at the guard desk for Board review, Hann & Hann requests response to place the order. Other materials have been ordered and quick delivery is anticipated with a start date of two weeks; the contractor expects completion four weeks thereafter. Frank Walsh inquired whether other finishes or colors required selection; Laura Etchison will follow up with Gary Hann.

B. Stormwater Management Proposals

The DEP inspector has reviewed the work at the four sites and issued a compliance letter to management.

C. Monument Sign Proposals

Management had obtained two proposals to replace the sign portions of the monuments, Carlos Mata had obtained a third proposal. Creative Signs offered \$10,943.52, Signarama \$12,261 and TD Signs \$12,000. Carlos Mata reviewed the merits of each proposal, noting the material specifications were closely matched but the installation costs left open-ended by Creative Signs and Signarama. Specifically, Creative Signs presented vinyl rather than painted graphics which provides a shorter durability and noted possible addition of a second installer after a site inspection. Signarama's installation price may also vary as written. TD Signs presented painted graphics and a static installation cost. The Directors reviewed whether to have Creative and Signarama conduct site inspections to provide a final installation cost. Carlos Mata noted no permits are required for this work and the current marine grade plywood would be replaced by a longer lasting aluminum skeleton. **Jeff Green presented a motion to accept TD Signs' proposal at a cost of \$12,000 to be funded from the replacement reserves. Grant Izmirlian seconded the motion which carried seven to zero with no abstentions.**

VI. NEW BUSINESS

A. Appointment of Committee Members

Laura Etchison presented the list of Committee members to be appointed for the 2024 year by the Board:

ARC COMMITTEE:

SIU POON, CHAIR

BIAO 'DAVID' RUAN

JOANN WINDSOR

LANDSCAPING COMMITTEE:

_CLAY VAUGHAN, CHAIR

LAUREN VAUGHAN

JACKIE ARNOLD

NANCY DOFFLEMYER

NICHOLAS DUNCAN

ENFORCEMENT COMMITTEE:

JEFF GREEN, CHAIR

SHERRY LEE (PARKING)

JACKIE ARNOLD

SCOTT WHITFIELD

DAVE & GINNY BOZAK

POOL COMMITTEE:

JEFF GREEN

FRANK WALSH

JEFF CHAI

Jeff Chai delivered a motion to ratify the 2024 Committee appointments. Grant Izmirlian seconded the motion which was approved seven to zero with no abstentions

B. Pool Pass Entry Systems

Marcy Grove reported the Association's expense for the key card based pool entry system averaged \$1,900 per year over the past three years plus the cost of keycards. Costs were presented for Member Splash, \$1,250 and Access Granted, \$1,425 to \$2,025. Both systems offer photo verification. Frank Walsh noted previous Boards had declined to proceed with photo ID access. After consideration of the costs, management was directed to explore the phone ID process and bring details to the March meeting.

VII. HOMEOWNER FORUM

Patrick Broderick reported a Facebook post noting a vehicle stolen from the Fountain Hills Condominium grounds during the snow event of January 16-17; the vehicle was later located in Washington DC.

Frank Walsh asked when the light diffuser would be installed on the new pole. Power Systems Electric plans to install when PEPCO powers the installation.

Laura Etchison reported Pet Butler planned to install the two new waste stations and requested clarity as to the specific locations. Frank Walsh replied one station was to be installed near the second fountain between the Condominium and townhomes. Laura Etchison will contact Nicholas Duncan to pin down the Autumn Mist location.

IX. ADJOURNMENT

Jeff Chai made a motion to approve the January 4, 2024 Executive Session Minutes. Frank Walsh seconded the motion which was approved seven to zero with no abstentions. The Directors mutually adjourned the meeting at 8:56 p.m.

Respectfully Submitted,

Marcy Grove