

**Fountain Hills Community Association**  
**Board of Directors Meeting**  
**March 7, 2024**

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

**Board Members Present:**

Patrick Broderick

Jeff Chai

Jeff Green

Grant Izmirlian

Clay Vaughan

Frank Walsh

**Management Present:**

Marcy Grove, Community Administration Manager

**Board Members Absent:**

Carlos Mata

**I. CALL TO ORDER**

The Board of Directors Meeting was called to order by Jeff Chai at 7:30 p.m. with a quorum of four Directors present. Grant Izmirlian and Frank Walsh arrived at 7:31 p.m.

**II. PREVIOUS MEETING MINUTES**

The Board of Directors had received draft minutes of the February 1, 2024 Board of Directors meeting. Frank Walsh requested two amendments. **Jeff Chai made a motion to approve the meeting minutes as amended. Clay Vaughan seconded the motion which carried six to zero with no abstentions.**

**III. OFFICER REPORTS**

**Treasurer's Report:** Jeff Green stated the tax returns have been signed and sent to management to be filed. He requested Jeff Chai sign and return the auditor engagement letter.

**IV. COMMITTEE REPORTS**

**Architectural Committee:** The Committee reviewed and approved four applications.

**Landscape Committee:** A meeting was held and seasonal planting flowers species requested from Level Green. Selections will be finalized at the March 14 meeting. The Committee considered methods to increase Level Green's accountability.

**Enforcement Committee:** Six tows occurred. Reports of homes in poor condition are being reviewed for possible enforcement action.

**Pool Committee:** No meeting was held. The color selections for pool house finishes will be reviewed and decisions made.

## **V.OLD BUSINESS**

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

Jeff Chai, Jeff Green and Frank Walsh will meet to finalize the finishes; the Board requested management obtain a progress report from Hann & Hann.

### **B. Pool Pass Entry System**

The Board of Directors reviewed the year over year costs for the EZ Facility keycard system and the Access Granted system. Consideration was given to the ramifications of capture and storage of facial images of patrons as well as the costs associated with each system. After due consideration, **Jeff Green presented a motion to engage Access Granted for the 2024 pool pass entry season without the use of patron photos at a cost not to exceed \$3,152. Clay Vaughan seconded the motion which was approved six to zero with no abstentions.**

## **VI. NEW BUSINESS**

### **A. Snow Removal Invoices**

Level Green presented invoices for the two snow January snow events totaling \$103,946.90. Laura Etchison is disputing the invoices as excessive Level Green offered to meet with management to review the invoices. Management requests Board presence at the meeting. The Directors reviewed the contractor's performance and lack of snow removal equipment, resulting in excessive man hours for shoveling, high levels of ice melt distribution and possible expenses for unauthorized snow removal from private lead and sidewalks. The Board directed management to have the invoices revised to reflect the costs of snow removal from the single family, townhome and village areas and to schedule a meeting. At least one or more Directors will make attend the invoice review. Jeff Chai asked whether the budget contained sufficient funds for the expense; Jeff Green noted the townhome allocation was \$27,000 and the village allocation was \$7,200 but adequate unrestricted equity is available to pay the invoices once a corrected amount is established.

### **B. Annual Fountain Maintenance Proposals**

Management contacted several vendors and received two proposals, from Fountains by Water Works, \$33,000 and Fountain Craft, \$12,520. The Directors inquired whether management had worked with Fountain Craft; the contractor currently services two other Associations. The 2023 season expense from Fountains by Water Works was requested: \$17,000. **Jeff Green made a motion to accept Fountain Craft's proposal for 2024 services, noting the \$12,520 is within budget which will also sustain some additional visits if required. Jeff Chai seconded the motion which carried six to zero with no abstentions.**

### **C. Porterfield Way/Liberty Mill Road Lighting Request**

An owner requested a light pole be installed to enhance security. The Directors resolved that as Porterfield Way is a street maintained by Montgomery County, the owner could request a lighting installation by the County.

### **D. Annual Budget Timeline**

Laura Etchison will work with Jeff Green to develop a draft budget for Board review at the April 4 meeting, to be distributed April 8 and second consideration at the May 2 meeting and final adoption at the June 6 meeting. Jeff Green requested the Directors consider any new items to be added to the 2024-2025 budget such as landscaping enhancements.

**E. Copper Road Trash Dumping**

Frank Walsh asked the other Directors whether the Association should bear the repeated expense of the dumped trash removals requested by a homeowner. After consideration, the Board resolved the Association should not pay for removal of dumped items from a County road.

**VII. HOMEOWNER FORUM**

Cyrus Lotfi requested the Board of Directors expedite a decision for his architectural request to replace damaged windows allowing water intrusion. Jeff Chair requested the Committee's contact information and will reach out to them on Cyrus Lotfi's behalf.

Frank Walsh asked when the light diffuser would be installed on the new pole.

**IX. ADJOURNMENT**

**Jeff Chai made a motion to adjourn the meeting at 8:50 p.m. Grant Izmirlian second the motion and all six Directors were in favor.**

Respectfully Submitted,

*Marcy Grove*