

**Fountain Hills Community Association**  
**Board of Directors Meeting**  
**May 2, 2024**

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, May 2, 2024 at 7:30 p.m.

**Board Members Present:**

Patrick Broderick

Jeff Chai

Jeff Green

Carlos Mata

Frank Walsh

**Management Present:**

Laura Etchison, Community Manager

**Board Members Absent:**

Grant Izmirlian

Clay Vaughan

**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 five Directors present.

**II. PREVIOUS MEETING MINUTES**

The Board of Directors had received draft minutes of the April 4, 2024 Board of Directors meeting. **Jeff Chai made a motion to approve the meeting minutes as presented. Jeff Green seconded the motion which carried five to zero with no abstentions.**

**III. OFFICER REPORTS**

No officers presented reports.

**IV. COMMITTEE REPORTS**

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

**Landscape Committee:** No report was received

**Enforcement Committee:** The Committee responded to several complaints.

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

**V. OLD BUSINESS**

**A. Pool House Renovation**

Laura Etchison reported the renovation is approximately eighty-five percent complete and a punch list walkthrough should be scheduled next week. The Directors selected Monday, May 6 at 8:00 a.m. to meet Hann & Hann.

## **VI. NEW BUSINESS**

### **A. Pool Opening Update**

The pool opening process is going well. The drinking fountains will be installed in mid-May and the online registration process is moving forward smoothly. The Board requested a new wall mounted lockbox be installed post-renovation. Frank Walsh reported the pool crew had again discharged water onto Condominium property; management will follow up with Winkler Pool Service.

### **B. Monument Sign Bases**

During the course of replacing the signs tops, a deteriorated base was discovered at Great Seneca Highway and Clopper Road. Repairing the base will require a firm with masonry skills; the mortar has deteriorated and the plywood base infiltrated by water and termites. Carlos Mata recommended the top of the sign be sealed to prevent water infiltration. He reported the trees at the signs should be pruned back more as the crepe myrtles are causing some of the damage. A \$2,175 bid from J&M LLC was presented to restore the base. The Board discussed materials for the sign base, how and when to prune the crepe myrtles and resolved to have the trees inspected by an arborist during the site visit with the Landscaping Committee and investigate moving the sign forward away from the trees.

### **C. Towing Sign Replacement**

The Enforcement Committee has been replacing tow signs in small quantities and worked with Henry's Wrecker to develop a quote to replace all signs simultaneously. Sixty-five signs and three posts would be required; the proposed dibold material would cost \$125 per sign and installation would be included on existing posts. The total cost would be \$8,125 plus \$150 for three new posts and their installation. The expense would be funded from the townhouse operating contingency fund. Carlos Mata found the cost too high. After due consideration management was directed to obtain two comparative bids.

### **D. Clopper Road Bulk Trash Dumping**

A resident regularly emails regarding bulk trash dumped on Clopper Road (Maryland Route 117) near Rushing Water Way. This area is maintained by the State Highway Administration and management will file the complaints with the SHA. The Directors recommended a notice be sent to residents of Rushing Water Way and Autumn Mist to cease any dumping.

### **E. Pool Grounds Broken Glass**

Carlos Mata had reported a hazard, broken glass in the area near the pool where there is a school bus stop. The Board reviewed cleaning the area one-time or ongoing weekly or bi-weekly and how to deter the loiterers creating the broken glass hazard. Police courtesy patrols and enhanced lighting were scrutinized, or adding a "no littering" sign. Laura Etchison suggested alternating the cleaning with the Harmony Woods tot lot cleaning currently performed by Gardeners; Frank Walsh requested the start date for that process. The area will be inspected to see if a lighting upgrade would impact any homes and management will obtain pricing for a janitorial service.

## **VII. HOMEOWNER FORUM**

Jeff Green mentioned deteriorating junipers near the ramp at the pool entry. Laura Etchison replied these shrubs will be addressed and she had also identified flagstone repairs needed in that area. Frank Walsh noted the Rushing Water Way entrance shrubs are being eaten by deer. He stated the Great Seneca light diffuser had yet to be installed and the light pole is still not powered. A junction

Fountain Hills Community Association  
Board of Directors Meeting  
May 2, 2024

box may be covered by mulch; Laura Etchison will inspect and work with Power Systems Electric to resolve the issues. Frank Walsh reported the Condominium has installed new flood lights. He asked whether management had inspected the new pet waste stations; the one at the fountain is crooked and no Miss Utility markings were observed. Laura Etchison will follow up with Pet Butler.

David Holtzman reported a coyote pack roaming the area and a den in the conservation area west of the walk bridge between the single-family homes and condominium, near the trail from the rear of 18815 Sparkling Water Drive to Lake Placid Lane. The coyotes are not avoiding humans and he recommended the Directors contact the Department of Natural Resources for advice and inform Association residents to be cautious when exercising or walking pets outside. David Holtzman noted the Thursday trash collection promotes a feeding opportunity for the coyotes as many residents continue to present bagged household trash without using the vendor-provided cans. He asked whether the Association was being billed any surcharges for trash removal in excess of the can capacity. Jeff Green and Laura Etchison replied that to date no surcharges have been billed. As well, the collection crew removes all bags whether in cans or not. The Enforcement Committee will take the bagged trash issue on as a covenant violation and address. Management has been reviewing the contract which at three years has a buy-out penalty of approximately \$3,000; Frank Walsh suggested working with potential bidders to split the buy-out fee. Jeff Green requested the bidders be asked to provide a price for weekly and twice weekly service. David Holtzman asked how an increase in the trash contract would be accommodated mid-budget year; Laura Etchison stated a new contract would likely not commence until the following year.

**IX. ADJOURNMENT**

**At 9:10 p.m. Jeff Chai made a motion to adjourn the Board of Directors Meeting and enter Executive Session for discussion of a homeowner issue. Jeff Green seconded the motion and all were in favor.**

**X. EXECUTIVE SESSION**

The Board of Directors resolved to hold a mediation session to resolve a neighbor to neighbor issue. **Jeff Chai made a motion to adjourn the Executive Session at 9:25 p.m. Jeff Green seconded the motion and all five Directors were in favor.**

Respectfully Submitted,

*Marcy Grove*