

Fountain Hills Community Association
Board of Directors Meeting
June 6, 2024

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, June 6, 2024 at 7:30 p.m.

Board Members Present:

Patrick Broderick

Jeff Chai

Jeff Green

Clay Vaughan

Frank Walsh

Management Present:

Laura Etchison, Community Association Manager

Board Members Absent:

Grant Izmirlian

Carlos Mata

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 May 2, 2024 Board of Directors meeting and Executive Session and the May 6, 2024 Special Budget meeting. Frank Walsh presented two corrections and Jeff Green presented one correction. **Jeff Chai made a motion to approve the meeting minutes as corrected. Clay Vaughan seconded the motion which carried five to zero with no abstentions.**

III. OFFICER REPORTS

Jeff Green thanked Laura Etchison for providing DH Bader Management's response regarding not increasing the management fee for the 2025 budget year, noting this is a testament to management's commitment to the Fountain Hills Community Association. Frank Walsh inquired where this overage had been allocated for the 2025 budget; Laura Etchison noted the funds had been moved to operating contingency.

IV. COMMITTEE REPORTS

Architectural Committee: The Committee reviewed and approved one application.

Landscape Committee: No meeting was held but the Committee and management conducted a tree assessment with Kevin Elliott Tree Service. The resultant proposal will be discussed under New Business.

Enforcement Committee: Jeff Green will provide the tow number for the past month. A vehicle which caught on fire was removed. Laura Etchison noted some shrubs were scorched by the fire.

Pool Committee: The pool opening went smoothly except for the whitecoat issue. Laura Etchison thanked Patrick Broderick and Jeff Green for their oversight of the issue. She had received resident communications that the lifeguards were not providing adequate coverage (one guard per twenty-five swimmers is the Montgomery County requirement). Frank Walsh requested the whitecoat pieces stop being removed. Jeff Green noted the pieces were only removed once detached and the large area in the beach pool has seemed to stop growing. The beach pool has been drained to prepare for repairs. Laura Etchison explained, that while this is not a structural issue, the multiple whitecoat layers tend to develop hollows over time and the pools should likely have all layers removed to the gunnite base, then re-applied. This process would last some weeks, requires certain temperatures and is costly. Management recommends proceeding with repairs by Wilcoxon to continue operations through this season then bid the project to be performed off season. The estimated cost is \$1,300 to \$2,000 based on materials and time calculated at five to seven labor hours. While the beach pool has been drained for repair of the larger hole, the two smaller holes in the large pool may be corrected without draining the water. Jeff Chai asked whether the RSV Pool whitecoat had included a warranty; the one-year warranty has expired. The Directors resolved to continue with repairs and have management obtain bids for the full project to be conducted within the next two years.

V. OLD BUSINESS

A. Pool House Renovation

Laura Etchison will coordinate an early Saturday morning date for the Board and Hann & Hann to perform a final pool house walk through. She is managing small items such as door stops, the clock, etc. She is soliciting bids for repairing the front flagstone and the pillars. Jeff Green requested she check the entry railings for stability and paint. One may be missing.

B. Playground Relocation

There have been no further updates since the package provided by Bohler on May 30. A public hearing will likely be held in early September after which progress should improve.

C. Monument Sign Update

A new proposal to move the sign base by two feet and make landscaping changes had been presented after the site visit at a cost of \$2,375 versus the previous total of \$2,175. The Directors considered the differences, expressing concerns which included over-pruning the crepe myrtles and possible damage by the ongoing WSSC work along Clopper Road which has already impacted Association property. Clay Vaughan motioned to continue with the original base replacement proposal, seconded by Frank Walsh. No vote was called. Frank Walsh made a motion to replace the sign base in the existing location for \$2,175. Clay Vaughan seconded the motion. Clay Vaughan expressed concern with the vendor selection for this project. Frank Walsh withdrew his motion as the original project had already been approved. The Directors resolved to proceed with the base replacement in the existing and original location without landscaping changes at the cost of \$2,175. Jeff Green requested any wood used in the base be ground contact rated lumber.

D. New Towing Signs

Laura Etchison had a verbal quote from Creative Edge for the towing signs of \$90 each but the cost does not include installation, estimated at \$1,800 per day for two days, a total of \$9,450 with a one-year warranty. Henry's Wrecker proposal for \$8,125 plus three new poles at \$150 carries a five-year warranty. Jeff Green would like to add the Fountain Hills Community Association logo and review the templated language to make any clarifications which would improve residents' understanding of the tow regulation. Frank Walsh noted the language must conform to the County code; Jeff Green noted the draft could be reviewed by the Office of Consumer Protection. Frank Walsh asked whether the Association would retain the signage if the tow provider were changed; Laura Etchison explained the signs would be retained and the Henry's Wrecker information covered by the new provider with stickers. **Jeff Chai made a motion to approve \$8,275 from the townhome replacement reserve funds to order and have installed new tow signs with the Association logo by Henry's Wrecker after the final draft language has been reviewed and approved. Patrick Broderick seconded the motion which was approved five to zero with no abstentions.**

VI. NEW BUSINESS

A. July 2024 Board Meeting Date

The first Thursday in July is Independence Day. The Directors resolved to hold the monthly Board meeting on Tuesday, July 2 at 7:30 p.m. Management will send out a notice.

B. Pool Whitecoat

This agenda item was addressed during Committee reports.

C. Village Fountain Drive Mailbox

One mailbox has been ordered to replace the box which failed in late May, but due to the age and condition of the second box at this location, management recommends ordering two for one replacement mobilization. **Clay Vaughan made a motion to replace both mailboxes at a cost of \$5088.35 funded from the townhome replacement reserves. Patrick Broderick seconded the motion which carried five to zero with no abstentions.** Jeff Green requested management assess the condition of all mailboxes in the community.

D. Fountain Start Up Repairs

The Fountain Craft contract was presented in the Board package; parts to complete the \$2,328.96 repairs arrived today. Laura Etchison had connected Fountain Craft and Power Systems Electric as the lighting replacement requires drained basins for removal and filled basins for installation. Frank Walsh inquired why start-up was delayed; Laura Etchison explained this was partly due to requiring the full season contract payment in advance and then waiting for parts.

E. Tree Pruning/Removal Proposal

Clay Vaughan reported management and four Landscape Committee members had reviewed the neighborhood for tree maintenance and removal needs with arborist Christopher Joyce from Kevin Elliott Tree Service, developing a proposal of pruning and removals totaling \$22,500, \$2,500 over budget. During the course of the walk through the Committee also identified mulch paths which they have requested management obtain pricing for to restore with river jack. He requested the Directors review the proposal for any changes they might wish to make. Jeff Chai asked whether the pruning was to provide a short- or long-term solution; Clay Vaughan noted the arborist's recommendation was to prune encroaching trees back eight to ten feet from homes, a long-term

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solution. Jeff Green asked about re-planting plans, noting a reserve annual budget of \$7,000. Clay Vaughan replied that Kevin Elliott Tree Service could assist with this task. The Directors evaluate several portions of the proposal, including the cherry trees along the Hamlet Square Court path, the pumphouse shrub removal at Scarlet Mist Way and some trees which might not be Association responsibility. After due consideration, **Jeff Green presented a motion to accept Kevin Elliott Tree Service proposal of \$22,500 for all proposed work, to be funded from the tree maintenance budget. Patrick Broderick seconded the motion.** Frank Walsh asked whether the Committee had inspected the park between the townhomes and condominium near the fountain, he has observed some dead trees and homeowners cutting some pines down themselves. Clay Vaughan will have the Committee check this area as well as review tasks assigned to Level Green to ensure completion. Jeff Chai inquired as to supervision of the tree crew; Laura Etchison noted Christopher Joyce will walk the site with the crew and she will follow up with him. **The motion was approved four to zero with Frank Walsh abstaining.**

VII. HOMEOWNER FORUM

Frank Walsh inquired whether the new light pole operational delay was due to both Montgomery County and PEPCO requirements; Laura Etchison confirmed this was the case.

IX. ADJOURNMENT

At 9:17 p.m. Jeff Green made a motion to adjourn the Board of Directors Meeting and enter Executive Session for discussion of a homeowner issue. Frank Walsh seconded the motion and all were in favor.

X. EXECUTIVE SESSION

The Board of Directors resolved to obtain an attorney opinion regarding 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