

Fountain Hills Community Association

Board of Directors Meeting

July 2, 2024

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

Board Members Present:

Patrick Broderick

Jeff Chai

Grant Izmirlian

Clay Vaughan

Frank Walsh

Management Present:

Laura Etchison, Community Association Manager

Board Members Absent:

Jeff Green

Carlos Mata

I. CALL TO ORDER

The Board of Directors Meeting was called to order by Jeff Chai at 7:33 p.m. with a quorum of four Directors present. Grant Izmirlian arrived at 7:39 p.m.

II. PREVIOUS MEETING MINUTES

The Board of Directors had received draft minutes of the June 6, 2024 Board of Directors meeting and Executive Session and the Hearing meetings. Frank Walsh presented three corrections. **Jeff Chai made a motion to approve the three set of minutes as corrected. Patrick Broderick seconded the motion which carried four to zero with no abstentions.**

III. OFFICER REPORTS

No officer reports were presented.

IV. COMMITTEE REPORTS

Architectural Committee: The Committee reviewed and approved two applications.

Landscape Committee: The Committee met to review the tree maintenance project and will need to inspect the work. Laura Etchison received photos from Kevin Elliott Tree Service which she will forward to the Board and upload to the management portal. Clay Vaughan and Frank Walsh had observed shrubbery at the fountain pump house severely cut back and a possible leak. Laura Etchison will investigate with Level Green. A landscape walkthrough is planned for July 8.

Enforcement Committee: No report was presented.

Pool Committee: Information was handled under agenda items.

V. OLD BUSINESS

A. Pool House Renovation

A final walkthrough to assess the renovation is scheduled for July 9. Issues noted to date include a reversed door, missing door stop, missing clock (Winkler to address), the men's room door bolt, motion lights and the front heater. Laura Etchison is holding the final payment until the Directors are satisfied with the work.

VI. NEW BUSINESS

A. Pool Updates/Overview

Laura Etchison thanked Jeff Green and Patrick Broderick for their continued oversight and reports about pool operations. Patrick Broderick has observed the hollows re-appearing on the pool surface; management will reach out to Winkler about this but noted there is no warranty on the repair work. He stated lifeguard staff are friendly but paying too much attention to their phones instead of watching swimmers; he is not confident they are maintaining a safe environment. Laura Etchison will check whether County code addresses the lifeguards' cell phone usage. Patrick Broderick noted the pool area is not kept as clean as it should be. Management will institute a checklist for cleaning. When asked whether the staff performance was exclusive to the Association's pool, Laura Etchison noted some other pool have had issues; based on her experience with another pool service provider she recommended the Board consider engaging Georgetown Aquatics if they have availability for the 2025 season and address the current staff issues with Winkler.

B. Harmony Woods Playground Trash Collection

Laura Etchison reported the Association had spent \$2,773 for weekly litter patrol at the Harmony Woods playground since August 2023. The service had been initiated after Board discussion with a homeowner who had been clearing the area as a volunteer. The Board evaluated whether to cease the service, limit the frequency, seek volunteers or have the service address other common areas.

Frank Walsh made a motion to discontinue the service. Clay Vaughan seconded the motion which was approved four to zero with one abstention (Jeff Chai).

C. Management Contract Renewal

Laura Etchison had included the DH Bader management renewal contract and Schedule A fees. Frank Walsh requested a redline version for comparison. The Directors will review to prepare for an August vote.

D. Fountain Discussion

Frank Walsh noted three fountain lights had been installed instead of six per the original installation. The specification sheet requested from PSE has not yet arrived. Laura Etchison agreed there should be six lights and stated the basins would need to be drained to perform installation water. Clay Vaughan said the Village fountain lights had been on a timer; management will ask about timers for the lights and water pumps. Frank Walsh observed green water on the fountain basin. Laura Etchison will check on chemical treatment for the water. Fountain Craft has recommended painting the inside of the basins in the fall. Clay Vaughan said the pump houses are always left unlocked and the fences surrounding the houses are deteriorating. Laura Etchison will connect Clay Vaughan with Fountain Craft to determine the amount of space their technicians will require inside the fence and management has been tasked with obtaining the cost of a decorative vinyl fence to shield the pump houses.

VII. HOMEOWNER FORUM

Lauren Vaughan asked when trash would be collected this week. Casella had notified management trash removal would occur Saturday, July 6; an email was sent to residents and the website updated. Jeff Chai requested management send a reminder email. The Board asked Laura Etchison to research other providers, potential twice weekly service and the penalty to terminate the existing contract within the five-year term.

Richard Morris reported the arbor vitae has been removed from the single-family fountain pumphouse; Clay Vaughan replied that euonymous shrubs would be planted in the fall as a screen.

IX. ADJOURNMENT

At 8:48 p.m. Jeff Chai made a motion to adjourn the Board of Directors Meeting and enter Executive Session. Clay Vaughan seconded the motion and all were in favor.

X. EXECUTIVE SESSION

The Board of Directors considered a potential ethics matter.

Jeff Chai made a motion to adjourn the Executive Session at 9:00 p.m. Grant Izmirlian seconded the motion and all five Directors assented.

Respectfully Submitted,

Marcy Grove