

Fountain Hills Community Association

Board of Directors Meeting

November 7, 2024

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

Board Members Present:

Patrick Broderick, Director-8:08 p.m.
Jeff Chai, President
Jeff Green, Treasurer
Grant Izmirlian, Secretary – 6:39p.m.
Carlos Mata, Director
Clay Vaughan, Vice President
Frank Walsh, Director

Management Present:

Marcy Grove, Community Administration Manager

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 five Directors present; Grant Izmirlian and.

II. PREVIOUS MEETING MINUTES

The Board of Directors had received draft minutes of the October 3, 2024 Board of Directors meeting. Jeff Green presented an attribution correction. **Jeff Chai made a motion to approve the Board meeting minutes as corrected. Frank Walsh seconded the motion which carried five to zero with no abstentions. Jeff Chai motioned to accept the Executive Session minutes as presented and Frank Walsh seconded the motion which carried five to zero with no abstentions.**

III. OFFICER REPORTS

No reports were presented.

IV. COMMITTEE REPORTS

Architectural Committee: The Committee reviewed and approved one application.

Landscape Committee: No meeting was held as quorum was not established.

Enforcement Committee: Six tows occurred, for unauthorized parking, two commercial vehicles, expired tags and fire lane parking from Fountain Club Drive, Harmony Woods Lane and Champions Way. The Enforcement Committee requested management move forward with the previously approved towing sign replacements.

Pool Committee: No meeting was held; the renovation punch list is on the agenda.

V. OLD BUSINESS

A. Pool House Renovation Punch List

Laura Etchison had hoped to re-inspect prior to the meeting; she did learn the County does not require the guard door to swing out. Jeff Chai recommended at door stop on this door. Frank Walsh asserted that Hann & Hann should be held to delivering all products and tasks as contracted. He noted the rusting door vents, different doors and new soap dispensers. Jeff Chai suggested compromising with a discount in lieu of changing the installations. Management will communicate this to Hann & Hann.

B. Harmony Woods Tot Lot Relocation Plan

Bohler Engineering provided revised plans to locate the tot lot to the southern end of the median strip. Doing so preserves parking spaces and mature trees while maintaining an equivalent area of disturbance. Frank Walsh noted dog walkers currently leave pet waste in this area. A further change included shifting traffic to a one-way pattern. The funds approved at the September meeting were sufficient to satisfy the new plan expense. **Jeff Chai presented a motion to approve the revised plan and Grant Izmirlian seconded the motion. The motion was approved six to zero with no abstentions.**

VI. NEW BUSINESS

A. Tivoli Path Proposals

Management obtained proposals from Level Green (\$6,801.34) and JB Kline (5,965.00) to refresh a walking path and sitting area near Tivoli Fountain Court. The proposals include mulching the sitting area, installing new timbers and putting stone on the walk path. The area has not been addressed for some time and presents walking hazards. The Directors considered options including sod or using mulch throughout instead of stone and the lesser maintenance frequency if stone were installed. Jeff Green noted the timbers are listed on the reserve study so could be funded from the general reserve fund. After thorough discussion, **Jeff Green presented a motion to approve JB Kline's proposal for \$5,965, with the timber costs to be separated and funded from the general reserves and the remaining expense funded from the operating budget, Grant Izmirlian seconded the motion. The Directors approved the motion six to one (Frank Walsh) with no abstentions.**

B. JB Kline Site Meeting

Management suggested a November 15 site meeting to review the snow map and removal parameters with JB Kline. After 2:00 p.m. was recommended; Jeff Chai and Clay Vaughan will be available and Jeff Chai suggested other Directors may join the meeting for sort periods of time as possible.

C. 2024 Annual Meeting

The meeting has been scheduled for December 5, 2024 at 7:30 p.m. due to an error on the ballot. Management was directed to review the governing documents to determine whether the Annual Meeting is mandated to be held in October of each year.

VII. HOMEOWNER FORUM

Frank Walsh asked clarifying questions about the tot lot relocation: one parking space will be relocated? Yes, instead of removing three spaces. Must the mailboxes be relocated? This question will be sent to the engineering firm for an answer. Frank Walsh reported the new light pole is now working but the diffusers have not been installed. He observed the fountain was still operating on October 31; this fountain must be shut off prior to this date. Jeff Chai requested management check

on both fountain and pool winterization statuses. Frank Walsh noted the pool furniture is still stacked outside with a cover; should the furniture be stored inside after the final pool house walk through? This will be considered.

Steven Muse inquired when leaf removal would commence; the Board noted management has been working with the landscape contractor to move this process forward.

Carlos Mata has identified a litter issue at the County sports fields near Champions Way; the food scraps are attracting wildlife. He requested advisement. Management recommended filing a request on www.MC311.com and/or through 240.777.0311 requesting additional trash cans and bait stations.

Susan Onuoha stated some trash cans were left out and knocked over while some were being removed from view. Jeff Green, Jeff Chai and Frank Walsh reviewed the enforcement process and factors contributing to perceived delays in response and compliance. Clay Vaughan noted the Board continues seeking alternative providers for this service which would remove the large toters from each household and possibly improve storage.

IX. ADJOURNMENT

At 9:07 p.m. Jeff Chai made a motion to adjourn the Board of Directors Meeting. Frank Walsh seconded the motion and all were in favor, seven to zero with no abstentions.

Respectfully Submitted,

Marcy Grove