

## **Fountain Hills Community Association Annual Meeting November 02, 2023**

The Board of Directors of Fountain Hills Community Association conducted the 2023 Annual Meeting virtually.

**Board Members Present:**

Jeff Chai, President  
Hoshang Rateshtari, Vice President  
Jeff Green, Treasurer  
Grant Izmirlian, Secretary  
Patrick Broderick, Member at Large  
Clay Vaughan, Member at Large  
Frank Walsh, Member at Large

**Management Present:**

Laura Etchison, Community Association Manager

**Members Present:**

Steven Cename	King Tak Cheng
Takauya Chandiwana	Nicolas Duncan
Glenda Ellema	The Harrises
David Holtzman	Gabriel Kaddu
Rowa Kodi	Jorge Manchame
Carlos Mata	The Michaelsens
Taib Mwaffak	The Overtons
Qing Qian	Bryan Schwamm
Jia Jie Song	Joann Windsor
Farangis Zarasvand	Yuan Zhou

Two unidentified callers were not included in the quorum count.

**I. CALL TO ORDER**

The Annual Meeting was called to order by Jeff Chai at 7:31 p.m.

A quorum of 10.8% was established with sixty-seven certified proxy ballots and twenty-seven verified members present in person.

**II. PROOF OF NOTICE**

Laura Etchison announced the proof of notice mailed October 7, 2022 was evidenced by the presence of the members.

**III. APPROVAL OF 2022 ANNUAL MEETING MINUTES**

Laura Etchison read the draft minutes aloud to the members.

**Jeff Chai made a motion to accept the minutes as presented; Frank Walsh seconded the**

**motion, which was unanimously approved by voice vote of the members present. (27-0-0)**

#### **IV. OFFICERS REPORTS**

No reports were presented.

#### **V. NOMINATION AND ELECTION PROCEDURES**

##### **A. Appointment of Electors of Inspection**

Laura Etchison announced there were eight declared candidates for seven open position. Nominations were called for from the floor but none were forthcoming. Management had prepared a tally of the ballots if the membership would accept the tally. A member present voted by email during the meeting.

**Jeff Chai made a motion to accept management's tally of the proxy ballots. Clay Vaughan seconded the motion which was unanimously approved by all members present (27 to 0 to 0).**

David Holtzman called point of order inquiring when the homeowner forum would be held. Jeff Chai noted the homeowner forum would be under new business.

##### **B. Election Results**

Jeff Chai called on the recording secretary to read the tally of votes:

Patrick Broderick	58
Steven Cename	32
Jeff Chai	56
Jeff Green	58
Grant Izmirlian	54
Carlos Mata	41
Clay Vaughan	51
Frank Walsh	51

##### **C. 2024 Board Members**

The 2024 Fountain Hills Community Association Board of Directors will be Patrick Broderick, Jeff Chai, Jeff Green, Grant Izmirlian, Carlos Mata, Clay Vaughan and Frank Walsh. Laura Etchison thanked all the candidates for volunteering and congratulated the new Directors.

#### **VI. OLD BUSINESS**

Jeff Chai thanked all members attending the meeting and who provided feedback to the Board in the monthly meetings.

Jeff Green reported the Association's current unrestricted equity of \$332,000 is allowing flexibility in spending for improvements to the community.

#### **VII. HOMEOWNER FORUM**

**David Holtzman** thanked the Board members for their service and the new members for volunteering. He stated the "Clean Slate" has accomplished much. He reported his request to management to inspect books and records of the Association had been responded to slowly and with a request for payment for the compilation. One month later the records delivered were incorrect and incomplete. The Board members' CCOC training certificates had been requested and he congratulated Grant Izmirlian and Patrick Broderick for completing the training during 2022. He

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noted the other Directors should complete the training. The lack of transparency from the Pool Committee meeting records, meeting schedule) and failure of the Board to comply with the HOA Act and CCOC requirements may result in litigation.

**Katherine Harris** reported vehicles vandalized during the previous holiday season and whether the Association provided security or Neighborhood Watch or deterrents such as signage. Jeff Chai stated this issue had been recognized over the past few years and per law enforcement encouraged owners to keep vehicles locked. Laura Etchison noted the local police would provide courtesy patrols if requested; Jeff Chai said if reports are made to police the neighborhood would receive increased attention. Laura Etchison reported a Neighborhood Watch would require coordination with the local police districts and volunteers from the neighborhood to act as block captains and provide support to participate.

#### **VIII. ADJOURNMENT**

**Jeff Chai made a motion to adjourn the 2023 Annual Meeting at 8:20 p.m., seconded by Patrick Broderick. unanimously approved by all members present with zero abstentions.**

Respectfully submitted,

Marcy Grove