

Fountain Hills Community Association

Board of Directors Meeting

January 2, 2025

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, January 2, 2025 immediately following the 2024 Reconvened Annual Meeting.

Board Members Present:

Jeff Chai, President
Jeff Green, Treasurer
Grant Izmirlian, Secretary
Carlos Mata, Director
Susan Onuoha, Director
Trey Van Riper III, Director
Frank Walsh, Vice President

Management Present:

Laura Etchison, Community Association Manager

I. CALL TO ORDER

The Board of Directors Meeting was called to order by Jeff Chai at 7:55 p.m. with a quorum of seven Directors present.

II. OLD BUSINESS

A. November 7, 2024 Meeting Minutes

The Board of Directors had received draft minutes of the November 7, 2024 Board of Directors meeting. Action was tabled until the end of the meeting. Grant Izmirlian requested grammar corrections. **Jeff Chai made a motion to approve the Board meeting minutes as corrected. Jeff Green seconded the motion which carried seven to zero with no abstentions.**

III. NEW BUSINESS

A. EV Charging Stations

The Fountain Hills Condominium had announced removal of the EV charging station as grant funding is no longer available to sustain the annual Chargepoint expense. This amenity had been available to Fountain Hills Community Association members as well. The Condominium has renewed the Chargepoint agreement for three years at an annual cost of \$2,800 and seeks new grant funds, increasing charging costs for non-residents and/or financial support from the Community Association to cover the cost of maintaining the charging station. The Board of Directors considered whether to allocate funds for this amenity.

David Holtzman answered the Directors' questions regarding the station. Installed in 2019, this is a Level II station. Approximately sixty-eight users are registered through Chargepoint for this installation; twenty to twenty-five users are residents, ten are guests of residents and the remainder are not residents. He noted that while Montgomery County has been installing some charging stations, the Germantown area has not been a target location. The \$2,800 Chargepoint fee is to

maintain a software subscription; the average monthly electricity cost is \$312, covered by fees to users of .23 per KWH for residents and .24 per KWH for non-residents. Fees would need to double to sustain the station, making use less attractive for current users. Having worked through the installation process, he identified limited options within the Community Association offering parking spaces with an existing power source; a possible location may be found on Little Star Lane. He suggested the Community Association might offer \$1,400 annually to subsidize the charging station. The Directors discussed polling residents for interest and had differing opinions regarding subsidizing an amenity not used by all. Unable to develop a resolve, further details of the agreement were requested from the Fountain Hills Condominium and the agenda item tabled to the February meeting.

B. Snow Removal Specifications - Townhomes

Management and Landscape Committee members met with the new snow removal provider several times to develop a removal map and discuss removal processes (mechanized preferred over hand labor). Whether the townhome sidewalks are under Association or homeowner responsibility remains an open question as well as the sidewalks along Liberty Mill Road and Great Seneca Highway. Laura Etchison had provided the latest map version and requested Board advisement. The Landscape Committee agreed the townhome “end” sidewalks should be cleared by the Association. The Liberty Mill Road and Great Seneca Highway sidewalks’ responsibility could not be resolved. Upon a suggestion by David Holtzman, Jeff Chai directed management to seek counsel opinion.

IV. ORGANIZATIONAL MEETING

A. 2025 Officer Positions

The Directors elected the 2025 officer positions.

Upon a motion by Grant Izmirlian seconded by Trey Van Riper III, Jeff Chai should serve as President.

Jeff Green motioned Frank Walsh should serve as Vice President; Grant Izmirlian seconded the motion.

Jeff Chai made a motion that Jeff Green should serve as Treasurer; Grant Izmirlian seconded the motion.

Jeff Chai presented a motion that Grant Izmirlian should serve as Secretary; the motion was seconded by Carlos Mata

All four motions carried unanimously with no abstentions.

Carlos Mata, Susan Onuoha and Trey Van Riper III will serve as members at large.

Laura Etchison noted she would be preparing pool management and whitecoat proposals for the February meeting agenda as well as preliminary budget ideas.

V. HOMEOWNER FORUM

David Mosher encouraged the Board to support the EV charging stations. He recommended the Association look to install rain gardens within the community and would invite a Montgomery County representative to explain grant support for rain garden installation. The Directors requested more information prior to inviting a representative and suggested the resident might consider serving on or working with the Landscape Committee.

Carlos Mata inquired the status of the new towing signs; installation has been delayed due to the tow provider changing their lot location but should occur within a few weeks.

Rick Morris requested the new Director information to update the website; Grant Izmirlian will provide the details.

Susan Onuoha reported trash cans remain in view on Harmony Woods Lane. Jeff Green stated clear photos are required to take action and the Committee needs volunteers to support enforcement.

Frank Walsh and Jeff Chai noted despite multiple notices some residents may never comply. Susan Onuoha reported finding mice in her home. Jeff Chai explained prior to having residents use trash cans the condition was worse; Jeff Green highlighted the new waste management provider will commence twice weekly collections in July and the large toters will not be required, which may improve both trash cans in view and reduce the rodent population. Laura Etchison stated management has received reports of rats in some areas but not Harmony Woods Lane.

Frank Walsh said some trash cans may be in view if there is no garage. He reported the pole light diffusers have been installed and a pole light is out at Fountain Club Drive and Little Star Lane.

VI. ADJOURNMENT

At 9:25 p.m. Jeff Chai made a motion to adjourn the Board of Directors Meeting to Executive Session. Frank Walsh seconded the motion and all were in favor, seven to zero with no abstentions. During Executive Session the Directors considered action on a lot with repetitive violations.

Respectfully Submitted,

Marcy Grove