

Fountain Hills Community Association

Board of Directors Meeting

February 6, 2025

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, February 6, 2025.

Board Members Present:

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

Management Present:

Laura Etchison, Community Association Manager

Board Members Absent:

Carlos Mata, Director

I. CALL TO ORDER

The Board of Directors Meeting was called to order by Jeff Chai at 7:34 p.m. with a quorum of six Directors present.

II. REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES

A. December 5, 2024 and January 2, 2025 Meeting Minutes

The Board of Directors had received draft minutes of the December 5, 2024 and January 2, 2025 Board of Directors meetings. **Jeff Chai made a motion to approve the December meeting minutes as presented. Grant Izmirlian seconded the motion which carried five to zero with Frank Walsh abstaining.** Frank Walsh requested an amendment to the January document. **Frank Walsh presented a motion to approve the amended January 2025 minutes, seconded by Jeff Chai. The motion carried seven to zero with no abstentions.**

III. OFFICER REPORTS

None were presented.

IV. COMMITTEE REPORTS

Architectural Committee: One application was reviewed and approved.

Landscape Committee: Quorum was not achieved so no meeting held. The Committee plans to work on landscape design for the pool entry and the Clopper Road WSSC cleared area. Frank Walsh reported WSSC had recently planted three trees on that space.

Enforcement Committee: Four tows occurred, two from fire lanes and two for no permits. Rogue enforcement activity has been occurring on Lake Geneva Way, the Committee is monitoring notes

and Vanguard Management stickers placed on vehicles. A homeowner requested action to prevent vehicles parking at a dead end on Porterfield Way which impacts his driveway access. The Association may ask the County to install a No Parking sign at the location.

Pool: No activity at this time.

V. OLD BUSINESS

A. Pool House Renovation

Laura Etchison will inspect the pool house with Frank Walsh on Friday, February 7 for any final renovation items requiring completion. Isaac Hernandez Remodeling will be assigned to complete these open items instead of Hann & Hann. Jeff Chai requested a permanent repair of the pool steps be arranged in future. Grant Izmirlian noted unmatched mortar on the pool house cobblestone walk and wall; Frank Walsh identified the same condition at the fountains.

B. Harmony Woods Tot Lot

Bohler Engineering reported that Montgomery County Parks & Planning rejected the site plan relocating the tot lot. A meeting will be scheduled with Bohler and the Board to review the specific County responses and possible actions on Monday, February 10 at 4:00 pm. Grant Izmirlian asked whether the Association could appeal; David Holtzman suggested contacting the council member for assistance.

C. Condo EV Charging Station

Jeff Chai asked David Holtzman to present the Condominium proposal for EV charging station support. David Holtzman explained the Maryland Energy Administration, hereafter MEA, offers grants to install Level II or Level III charging station in low/moderate income underserved communities. No maintenance grants are being offered this year. The State has allocated \$14 million for HOA/condominium installations and the application must be submitted by March 28, 2025; minimum grants are \$50,000, with installation costs estimated at \$10,000 to \$15,000 per station. The Association must commit to a good faith deposit of 10% and the cost to apply is approximately \$250. Some potential installation sites have been identified in the community with existing power and space. David Holtzman offered to undertake applying for a grant on Fountain Hills Community Association's behalf if the Board of Directors agreed to fund half of the maintenance fee for the existing EV charging station at the Condominium, \$1,400 through December 17, 2025. The Directors considered available funds and requested a formal written proposal from the Fountain Hills Condominium Board. **Jeff Chai presented a motion to approve \$1,400 to support the maintenance cost of the Fountain Hills Condominium EV charging station during 2025. Grant Izmirlian seconded the motion which carried six to zero with no abstentions.**

Jeff Chai made a motion to proceed with applying for the MEA EVSE Equity Program grant with David Holtzman's assistance, at a cost not to exceed \$300. Jeff Green seconded the motion which was approved four to zero with two abstentions (Van Riper, Walsh).

VI. NEW BUSINESS

A. Approve Committee Members

Jeff Chai noted the Association should call for more volunteers Laura Etchison presented the list of current volunteers to be appointed for the 2025 year. Patrick Broderick was added to the Pool Committee and Susan Onuoha to the Enforcement Committee. **Jeff Chai motioned to approve the**

2025 Committee member appointments. Trey Van Riper III seconded the motion which was approved six to zero with no abstentions.

B. Pool Management Proposals

Management had obtained three proposals for 2025 pool management: Winkler: \$117,055, Premier: \$113,900 and Georgetown Aquatics: \$110,900. **Jeff Chai made a motion to engage Georgetown Aquatic's service for the 2025 pool season for \$110,900. Trey Van Riper III seconded the motion which carried five to zero with Frank Walsh abstaining.**

C. Trash Contract Proposals

Casella (aka Potomac Disposal, Pink Trash & GFL) had provided an updated service proposal for weekly collection at \$10.58 per household per month versus J & J Trash Service's proposal for twice weekly collection at \$10.50 per household per month. The Casella proposal annual cost would be \$86,255 for the first year; engaging J & J Trash Service for the first year would cost \$95,460 including the \$13,000 penalty to Casella. **Jeff Green presented a motion to engage J & J Trash Service effective July 1, 2025 for twice weekly collections for a first-year cost of \$81,900 plus the \$13,560 penalty payable to Casella. Jeff Chai seconded the motion with was approved six to zero with no abstentions.** Management will discuss the two proposed collection days (Wednesday and Saturday) with J & J Trash. Frank Walsh reported Community Association residents had dumped a trash container at the condominium.

D. Snow Removal Overview & Costs

To date management has received invoices for approximately \$36,000 and estimates the outstanding invoice should be approximately \$12,000 to \$15,000; Jeff Green noted the expense remains under budget and requested JB Kline present the billing proportionate to each section's responsibility. Jeff Chai stated the alleyway passes had resulted in packed ice and egress issues with mounded snow and ice. The latter condition was also observed on Harmony Woods and Little Star Lanes and Fountain Club Drive. Some streets only had one-way passage cleared. The sidewalks at Fountain Park and on the Autumn Mist side were missed. Stones were pushed from the alleyway behind Porterfield Way onto another lot; management will have the stones removed or relocated to the original lot. Laura Etchison will address the problems with JB Kline.

E. 2025-2026 Budget Timeline

Management requested the Directors provide any items they may wish to see included in the new budget year. Laura Etchison will present a first draft to Treasurer Jeff Green by mid-February to deliver a proposed budget to the Board at the March meeting.

F. General Discussion

The Directors were reminded to update CCOC training certificates, management will provide the link. Jeff Chai reported a violation and an owner requesting a refund of overpaid dues.

VII. HOMEOWNER FORUM

Susan Onuoha inquired about tree maintenance plans. Laura Etchison explained the Landscape Committee conducted inspections to identify needs. Susan Onuoha reported a deceased tree on Harmony Woods Lane which management will inspect.

Frank Walsh had observed a boarded-up townhome on Village Fountain Drive; a fire had caused significant damage to this home in fall 2024. A street light outage he had reported last month remains unaddressed; Laura Etchison reported the task had been assigned to Montgomery Lighting

Service per the request not to engage Power Systems Electric, she will follow up with the assigned contractor.

Dave Bozak had reported a street light outage on Liberty Mill Road near the single-family homes, noting if a pole is wood, it falls under PEPCO responsibility.

VIII. ADJOURNMENT

At 9:34 p.m. Frank Walsh made a motion to adjourn the Board of Directors Meeting. Trey Van Riper seconded the motion and all were in favor, sis to zero with no abstentions. No Executive Session was conducted.

Respectfully Submitted,

Marcy Grove