

# Fountain Hills Community Association

## Board of Directors Meeting

### March 6, 2025

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

#### **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 7:33 p.m. with a quorum of seven 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:** No applications were presented.

**Landscape Committee:** Lauren Vaughan asked when JB Kline would begin spring clean up and present floral planting selections. Laura Etchison has already requested this information and will contact the landscaper again. Jeff Chair asked about aeration and overseeding; management noted this will be a fall task and areas are being selected.

**Enforcement Committee:** Four tows occurred, two from fire lanes on Lake Geneva Way, one on Harmony Woods Lane for no permit and one on Summer Breeze for fire lane parking. Approximately twenty-five trash/recycle can violations were issued in February and follow up continues. Jeff Chai stated residents should be advised of the storage options; Frank Walsh noted the Board had never

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approved a screening option. Jeff Chai requested this information be prepared for the April meeting. Jeff Green will re-draft the trash information for [www.fountainhillscommunity.com](http://www.fountainhillscommunity.com). Laura Etchison stated J&J Trash proposed collection days of Wednesdays and Saturdays; Jeff Chai directed management to inquire whether Tuesdays and Fridays might be scheduled instead.

**Pool:** No activity at this time.

## **V. OLD BUSINESS**

### **A. Pool House Renovation**

Several issues were identified during Frank Walsh's and Laura Etchison 's site inspection. Nagle and Zaller had sent a notice to Hann & Hann for correction no later than March 31, 2025. If it becomes necessary to assign the balance of tasks to another contractor, Hann & Hann will be responsible for any expense over the \$1,500 retained by management. The letter will be shred with the Directors. The site inspection also noted sloppy winterization by Winkler (trash, etc.) and a leak in the pump room where a valve failed. The valve failure may be a result of an unknown heater being turned off or age of the plumbing. Management will check for the heater during next week's meeting with Georgetown Aquatics and provide the plumber's report noting the valve failure due to age. Frank Walsh noted drywall replacement will be needed as a result of this leak.

### **B. Harmony Woods Tot Lot**

A meeting has been set with the Board, management and Montgomery County Parks and Planning on March 7 at 3:00 p.m. Jeff Chai listed the justifications to relocate the tot lot per the Board's study of the area: retaining two parking spaces and two mature trees, better traffic visibility of pedestrians and a more level grade.

### **C. EV Charging Stations**

Jeff Chai asked David Holtzman to update the Board. David Holtzman had conducted a site survey to determine optimum sites with existing power sources for installation of dual EV charging stations and reached out to several firms offering EV charging station plan development. Two sites, on Lake Geneva Way at the dead end near 13101 and on Autumn Mist Drive appeared the best solutions, offering power sources and sufficient parking to allocate two spaces at each site to dedicated EV charging parking only. David Holtzman noted the Montgomery County requirement that a "no parking" sign and pavement stencil be installed at each site. Blue Whale EV, who conducted the site survey, has offered to develop the plan on a contingency basis, receiving payment only if the Association is awarded and accepts the Maryland Energy Administration grant; all other firms contacted required payment for development. If the Board approves, a contingency agreement will be presented for officers' signatures. The Board could elect to purchase and install the stations or engage a five-year lease which would include sustaining the maintenance and operating costs. The grant funding 90% of the expense may be awarded to either plan. The timeline is critical for the Directors to make a decision as the MEA grant application is due March 28, 2025; the State funds allocated for the program are not impacted by any recent changes. The MEA would render its decision in approximately six weeks.

Jeff Green noted the Enforcement Committee's agreement with the two proposed sites. He further stated there are reserve funds available for the installation but the stations would fall under capital improvements. Laura Etchison stated the new components would be added to the next reserve study. Frank Walsh expressed concerns about parking compression on Lake Geneva Way; Jeff Green

suggested the Enforcement Committee may report how many EV vehicles are kept in the neighborhood. Susan Onuoha inquired whether a station may be installed on Harmony Woods Lane; David Holtzman and Blue Whale EV had surveyed this neighborhood but found no viable existing power source. An installation here would require additional expense to source power. **Jeff Green made a motion that the President and Treasurer review and then sign an agreement with Blue Whale EV to finalize the MEA application at no expense exceedingly the previously approved \$300 and with no other financial obligation unless the Association is awarded and accepts the MEA grant. Jeff Chai seconded the motion which passed seven to zero with no abstentions.**

## **VI. NEW BUSINESS**

### **A. 2025 – 2026 Operating Budget**

A draft budget proposing \$841,431.76 for the operating budget and no increases to the supplemental budgets had been presented. Laura Etchison highlighted the changes which included a slight increase to the tax and audit services, minute taking expense and 3% for the management fee. The pool service cost was reduced by \$1,000. Tree maintenance remained the same but management recommended future increases. Lawn maintenance costs reduced. Trash service increased with the planned J&J Trash engagement for \$81,900 for twice weekly collections and Casella termination fee of \$19,500. The reserve contribution was raised slightly to conform to the analyst's recommendation. David Holtzman reported the State of Maryland legislature is considering a new 2.5% sales tax on business to business services which could impact the Association's future expenses. Jeff Green noted the Association held sufficient contingency funds to sustain this impact should the legislature levy the new tax in future. **Jeff Green motioned to approve distribution of the proposed 2025 – 2026 budget to homeowners for commentary at the April meeting. Trey Van Riper seconded the motion which was approved seven to zero with no abstentions.**

### **B. Fountain Craft Service Contract Renewal**

Fountain Craft's renewal proposal for maintaining the three fountains during the 2025 season was reviewed by the Board. Frank Walsh had been underwhelmed with the 2024 services and noted dirty fountains and one overflow. **Jeff Chai made a motion to accept the Fountain Craft 2025 service proposal \$12,833. Jeff Green seconded the motion which carried seven to zero with no abstentions.**

### **C. 2024 & 2025 Audit and Tax Engagement**

Management presented the Goldklang Group CPAs tax and audit engagement letter for 2024 and 2025. **Jeff Green made a motion to accept the Goldklang Group COAs engagement as a cost of \$5,000 and \$5,250 for the respective audit years, and federal tax preparation for \$750 and state tax preparation for \$300 for each year. Grant Izmirlian seconded the motion which carried seven to zero with no abstentions.**

### **D. Village Easement**

This agenda topic was moved to the Executive Session

### **E. Pool Pump Room Leak**

This item was covered during the Pool House Renovation discussion.

## **VII. HOMEOWNER FORUM**

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Jeff Green inquired as to the status of resurfacing or replacing the two walk bridges; only emergency patching has occurred. Management requested the Directors' ideas for the bridges. A preference was expressed for metal or grated bridges; Trey Van Riper, Frank Walsh and Laura Etchison will inspect the bridges. Jeff Chai directed management to obtain replacement proposals.

Frank Walsh reported the street light out at Little Star Lane has yet to be repaired. Montgomery Lighting Service will be contacted again.

Susan Onuoha thanked Laura Etchison for preparing the information for the meeting and thanked the Board for getting trash cans out of view. Jeff Green noted enforcement of this covenant is ongoing.

Trey Van Riper raised the mildewed common area fences. Laura Etchison will obtain proposals and stated DH Bader Management now offers maintenance division which performs common area inspections and proposals.

Jeff Chai preferred the AI transcription added to management's Zoom license not be in use at meetings of the Fountain Hills Community Association. The Directors concurred; management will review with upper management.

**VIII. ADJOURNMENT**

**At 9:10 p.m. Frank Walsh made a motion to adjourn the Board of Directors Meeting. Jeff Green seconded the motion and all were in favor, seven to zero with no abstentions.** The Executive Session discussion reviewed late fee waivers, a lien resolution and discussion of private lot easements.

Respectfully Submitted,

*Marcy Grove*