

Fountain Hills Community Association

Board of Directors Meeting

April 3, 2025

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, April 3, 2025.

Board Members Present:

Jeff Chai, President

Grant Izmirlian, Secretary (departed 8:03 p.m.)

Carlos Mata, Director

Joseph Van Riper, Director

Frank Walsh, Vice President

Management Present:

Laura Etchison, Community Association Manager

Board Members Absent:

Jeff Green, Treasurer

Susan Onuoha, Director

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 five Directors present.

II. REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES

March 6, 2025 Meeting Minutes

The Board of Directors had received draft minutes of the February 6, 2025 Board of Directors meeting. Frank Walsh requested a correction to the proposed EV charging station sites. **Jeff Chai made a motion to approve the March meeting minutes with the correction. Joseph Van Riper seconded the motion which was approved five to zero with no abstentions.**

III. OFFICER REPORTS

None were presented.

IV. COMMITTEE REPORTS

Architectural Committee: The Committee reviewed and approved six applications.

Landscape Committee: No report was presented.

Enforcement Committee: No report was given but a tow list will be requested for the past month.

Pool: No meeting was held.

V. OLD BUSINESS

A. Pool House Renovation

Hann & Hann received a notice prepared by counsel to cure all punch list deficiencies and has already begun executing work.

B. Harmony Woods Tot Lot Relocation

Jeff Chai stated Bohler Engineering had worked with Montgomery Parks & Planning regarding their recommendations which will allow the Association to relocate the tot lot to the southern area of the median. Additional sidewalk connectors had been proposed but removed. A larger play structure has been requested and Bohler will obtain proposals. Removal of the west side shrubs will be documented in the plans. An enhanced landscaping plan detailing shrub and tree plantings and benches will be provided with the revised design plan anticipated for consideration at the April Board meeting. A change order is required to prepare revised plans responding to Montgomery County commentary at a cost of \$5,500 to \$6,500; Bohler's estimate is unclear. **Jeff Chai made a motion to accept the change order for Bohler's preparation of the revised plans after the costs were clarified at a cost not to exceed \$6,500. Joseph Van Riper seconded the motion which carried five to zero with no abstentions.**

C. EV Charging Stations

Jeff Chai thanked David Holtzman for preparing and submitting the application. David Holtzman reported approximately 150 applications were submitted to the MEA and that additional funding will be released in late summer for another opportunity should this grant application not be awarded.

VI. NEW BUSINESS

A. Community Signage

A number of damaged, leaning and downed signs have been observed within the neighborhood. Management had two repaired and a comprehensive list of needed repairs is being developed. Some of the poles had been re-installed after falling and present varied and in some cases unsafe heights. Discussion of appropriate pole heights of ten to thirteen feet and County requirements for street signage levels occurred; the Board directed management to contact the MCDOT to clarify the correct height for installation. Consideration was given to asking Montgomery County to replace the custom logo community street signs with standard green street signs in lieu of the Association expending reserve funds for replacement. This topic was tabled until management obtains details from Montgomery County.

B. Condo and SFH Walk Bridges

Joseph Van Riper and Frank Walsh met with Laura Etchison to inspect the walk bridges, which seem structurally sound. Frank Walsh presented photos of the proposed metal grate surface today; management stated the metal option would be appropriate for the wooded areas. The reserve study estimated replacement of the bridges at \$15,000 in 2027, which may be a low figure now. Management was directed to determine any County or State requirements and permit needs for replacement and to obtain separate bids for each bridge for resurfacing and for replacement. During the site visit an abandoned walking path was noted which would benefit from wood chip installation; management has resources for this to be done at nominal expense. The Directors asked Laura Etchison to proceed with the wood chip refreshment of this walking path.

C. Fountain Lighting

Management is coordinating the spring fountain start up and contacted Power Systems Electric regarding the new lights. Eighteen lights had been previously proposed. A review of the original installations identified a total of fourteen lights, six at the Fountain Club Drive site and four at each of the other fountains. The Directors resolved that Power Systems Electric should proceed with installation of the original fourteen lights.

D. Pool Operations

Laura Etchison included a list of pool operations needs to prepare for opening day. Georgetown Aquatics has attached the wading pool gate and repaired the gate by the trash cans. The interior doors have been repaired and re-keyed. While the dive boards are scheduled for replacement per the reserve study, this is not necessary. The platforms will be painted, the pool house exterior trim touched up and the “food” line re-stenciled. Georgetown Aquatics has assessed the large pool whitecoat and proposes a dry patch repair of forty square feet for \$500 to last through the 2025 season. The other pool surfaces will be evaluated next. Full whitecoat proposals will be obtained during the summer with a proposed start date of fall with completion in spring 2026. Georgetown Aquatics found a split copper water line, likely frozen, which they will replace. The company has also requested the Association send out an email to residents offering summer employment as lifeguards; the Directors agreed. Frank Walsh reported a water hose running in the diving well; Laura Etchison will check on this with Georgetown Aquatics.

E. JB Kline Evaluation

Laura Etchison asked the Landscape Committee representatives for their observations regarding JB Kline’s spring performance. Lauren Vaughan noted the work was looking good. JB Kline has April 11 or April 18 for a walk through with the Committee. Jeff Chai inquired about aeration and overseeding plans. Lauren Vaughan asked whether Level Green had provided a map of the 2024 aeration and overseeding work. Management had obtained the map and will share with the Committee. Discussion will be held regarding proceeding with spring or fall turf improvement.

F. Tot Lot Mulch Replenishment

JB Kline proposed \$10,995 for eighty cubic yards of certified wood carpet to replenish all the tot lots.

Upon a motion by Joseph Van Riper seconded by Frank Walsh, the proposal was accepted four to zero with no abstentions.

FG. Montgomery County Programs

Two programs have been offered to the Association, the first an educational session by an Animal Control officer and the second, supported by resident David Mosher, information regarding rain garden installations supported by the County. The Board resolved to invite Animal Control and David Mosher for presentations at the June Board of Directors meeting.

VII. HOMEOWNER FORUM

Frank Walsh reported a new, mysterious pile of dirt dumped on Little Star Lane; Jeff Chai will share a photo with management. Laura Etchison will inspect the area after the wading pool inspection scheduled for 11:00 a.m. on April 4.

Carlos Mata has observed the pool trash cans being filled with pet waste bags and offered to donate a new pet waste station for this location. Noting the cost of servicing pet waste stations, Jeff Chai recommended instead that one trash can be moved away from the walk path but remain available for dog walkers to deposit waste bags.

VIII. ADJOURNMENT

At 9:13 p.m. Jeff Chai made a motion to adjourn the Board of Directors Meeting to Executive Session. Joseph Van Riper seconded the motion and all were in favor, four to zero with no abstentions. Executive Session discussion concerned private lot easements and violations.

Respectfully Submitted,

Marcy Grove