

Fountain Hills Community Association

Board of Directors Meeting

May 1, 2025

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, May 1, 2025.

Board Members Present:

Jeff Chai, President (8:15 p.m.)
Jeff Green, Treasurer
Susan Onuoha, Director
Joseph Van Riper, Director
Frank Walsh, Vice President

Management Present:

Laura Etchison, Community Association Manager

Board Members Absent:

Grant Izmirlian, Secretary
Carlos Mata, Director

I. CALL TO ORDER

The Board of Directors Meeting was called to order by Frank Walsh at 7:31 p.m. with a quorum of four Directors present; Jeff Chai arrived at 8:15 p.m.

II. REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES

April 3, 2025 Meeting Minutes

The Board of Directors reviewed draft minutes of the April 3, 2025 Board of Directors and Executive Session meetings. **Frank Walsh made a motion to approve the April Board meeting minutes as presented. Joseph Van Riper seconded the motion, which was approved three to zero with Jeff Green abstaining, having not attended. Frank Walsh made a motion to approve the April Executive Session meeting minutes as presented. Joseph Van Riper seconded the motion, which was approved three to zero with Jeff Green abstaining, having not attended**

III. OFFICER REPORTS

No reports were presented. A question arose regarding funding for the new tow signs; the townhouse reserves will be used.

IV. COMMITTEE REPORTS

Architectural Committee: Minutes were provided from the part two meetings.

Pool: No meeting was held but a site visit to review the punch list was performed.

Enforcement Committee: No meeting was held but violation notices were sent in response to issues and six tows occurred for fire lane, reserved space and handicapped spot parking offenses. A boat

was reported on Harmony Woods Lane and two vehicles parking over the street; addresses will be provided.

Landscape Committee: A site meeting with JB Kline results in a task list for the landscapers and the committee preparing a list of information to provide the contractor. Laura Etchison reported the tot lot much has been refreshed. The contractor had a misunderstanding regarding mowing of rear townhome lots which has been resolved; mowing will be weekly on Mondays, Tuesdays and Wednesdays as weather permits. A tree inspection walk is planned for later in May. Frank Walsh reported JB Kline is not mowing the full stretch from Dawson Farm Road along Great Seneca Highway to Fountain Club Drive and there are hazardous hanging branches along Lake Placid Lane and Clopper Road at Little Star Lane; management will address these items with JB Kline.

V. OLD BUSINESS

A. Pool House Renovation

Laura Etchison reported Hann & Hann has completed a significant portion of the punch list; only replacing six soap dispensers and reversing the guard door remain to be done. The door must either stay as installed or another door purchased to hang correctly. The Directors resolved Hann & Hann must replace the door. Frank Walsh asked that the two new and already rusty vents be replaced.

B. Harmony Woods Tot Lot Relocation

Bohler Engineering presented photos of proposed equipment. The Directors requested management request other options which would include swings and match the colors of the existing to lot equipment. Jeff Green observed no pricing had been provided with the proposed equipment and some items being manufactured abroad may incur tariffs if selected. Neither bench design was preferred and the Directors requested Bohler seek styles which conform with existing benches at the other tot lots.

C. EV Charging Stations

David Holtzman reported the grant application remains under MEA consideration.

D. Walk Bridge By Condominium

Two contractors have inspected the bridge with management; one provided a verbal estimate of \$4,000 for materials and \$7,500 for labor for one bridge replacement. Formal proposals are expected soon. Laura Etchison directed the landscaper to clear the area of overgrowth within three feet of the walking path.

E. Fountain Lighting

Power Systems Electric has completed the lighting installation.

VI. NEW BUSINESS

A. Fountain Repairs

Fountain Craft has repaired one leak and on clog. Frank Walsh noted the fountain between the townhomes and condominiums is not yet operating; Laura Etchison will follow up.

B. 2026 Proposed Budget

One homeowner inquiry has been received regarding the proposed budget which management has already answered. Laura Etchison is coordinating the trash company transition and will address the changes in the budget notice to homeowners. Regarding trash, Frank Walsh wished to ensure the

five pool trash cans are collected. The floor was opened to homeowner comments regarding the proposed 2026 budget.

David Holtzman presented two questions. First, why the townhome lawn maintenance contract cost to mow 472 rear lots appeared imbalanced at 1/3 of the total. Laura Etchison explained the fee was a separate contract strictly with the Village and Townhome neighborhoods. Jeff Green further clarified the proportion had been determined several years ago by calculation of the lots' square footage, determined to comprise only twenty-five percent of the community's total green areas requiring mowing.

Second, David Holtzman inquired that if 651 homes received trash collection but are delinquent on dues, how are the trash collection invoices funded? Jeff Green noted this question had been sent to counsel when raised in years past at the Board considered the matter closed upon receipt of counsel's response, which stated the general funds would sustain any shortfall.

Frank Walsh presented a motion to approve the 2026 budget as presented. Jeff Green seconded the motion which carried five to zero with no abstentions.

C. Little Star Lane Streetlight Proposal

Montgomery Lighting having been slow to respond to multiple inquiries, management obtained a repair proposal from Bopat Electric for \$3,947 to repair the streetlight. Clarification was provided by the contractor regarding the "corn cob light"; Jeff Chai wondered whether at twenty-five years' age, the pole might likely be replaced simultaneously. Management was directed to obtain a pole replacement cost from Bopat and a comparative bid from a competitor. The pole light proposal should mirror the pool pole specifications.

D. Pool Operations

Laura Etchison stated the spring opening is moving forward and on time opening is expected May 24. The contractor painted dive boards and trim and repaired the baby pool gate. Door stops have been installed on exterior doors. Laura Etchison will clean up the guard house. A laptop found in a closet will require purging prior to disposal. The wading pool surface hollows have been patched and should sustain through the 2025 season. Pass administration is going smoothly. Frank Walsh asked whether any funds were still owed to Winkler Pools which may be held against their poor winterization; Laura Etchison sent the contractor the \$320 invoice for repairing the burst pipe.

E. Condominium Sign Storage

On behalf of the Fountain Hills Condominium, Frank Walsh asked whether the Board would allow the Condominium to store some extra signs in a pool house closet; the Directors agreed, as long as the Condominium understood there would be no implied safety.

VII. HOMEOWNER FORUM

Rick Morris thanked management for the quick response to the clogged fountain. He inquired if the Board planned to repaint the single family home fountain basin; he will provide a photo. Frank Walsh noted the Lake Geneva Way fountain appeared "patch-worked". Laura Etchison reported Fountain Craft had recommended painting the basins at season end and is preparing a proposal. Rick Morris observed the wood framing encasing the fountain storage sheds is deteriorating; will the Board provide a new screening option? The Directors considered discarding the wood frame; Jeff Chai reported the lock is off one shed. Clay Vaughan recommended clearing all the discarded parts and items from the enclosure, then installing a composite fence enclosure in conjunction with the

fountain service provider's space requirements as previously recommended by the Landscape Committee. Jeff Chai asked Laura Etchison to inspect the sheds with him. Laura Etchison will contact Frederick Fence for a proposal; Frank Walsh recommended a beige or almond colored composite. Frank Walsh requested management obtain weekly photos from Fountain Craft evidencing their site visit.

Jeff Chai inquired about the tot lot equipment and the Directors provided updates from this evening's earlier discussion. He recommended attempting to salvage the existing tic tac toe board at the current tot lot.

VIII. ADJOURNMENT

At 8:46 p.m. Frank Walsh made a motion to adjourn the Board of Directors Meeting to Executive Session. Jeff Chai seconded the motion and all were in favor. Executive Session topics included an architectural waiver request, private lot easements and violations.

Respectfully Submitted,

Marcy Grove