

Fountain Hills Community Association

Board of Directors Meeting

July 3, 2025

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, July 3, 2025 at 7:30 p.m.

Board Members Present:

Jeff Chai, President
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 Jeff Chai at 7:31 p.m. with a quorum of five Directors present.

II. REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES

May 1, 2025 Executive Session Meeting Minutes

June 5, Board of Directors Meeting Minutes

June 5 Executive Session Meeting Minutes

The Board of Directors reviewed draft minutes of the May 1, 2025 Executive Session, June 5 Board of Directors meeting and the June 5 Executive Session. Joseph Van Riper and Frank Walsh presented corrections and amendments for each document. **Jeff Chai made a motion to approve all three documents as amended. Joseph Van Riper seconded the motion which was approved five to zero with no abstentions.**

III. OFFICER REPORTS

No reports were presented.

IV. COMMITTEE REPORTS

Architectural Committee: One application was reviewed and approved.

Landscape Committee: No meeting was held but the Committee received nine JB Kline proposals which will be reviewed at the July 10 meeting. A tree inspection with an arborist is scheduled for July 9.

Enforcement Committee: Nine tows occurred, four for fake permits, one for storage with flat tires, two for fire lane parking, one for expired tags and one for double parking.

Pool Committee: No meeting was held but updates will be provided during tonight's meeting.

V. OLD BUSINESS

A. Pool House Renovation

Laura Etchison announced Hann & Hann and Isaac Hernandez Remodeling were on track to complete the open punch list tasks by mid-July.

B. Harmony Woods Tot Lot Relocation

Bohler Engineering has not provided detailed pricing and specifications for the proposed play structures to date. Management is contacting playground equipment providers for quotes.

C. EV Charging Station Grant

The Association was awarded the MEA grant for EV charging stations. Laura Etchison executed the Blue Whale contract and held a meeting with the firm with David Holtzman. David Holtzman stated the estimated project cost is \$90,713 and the MEA grant award is \$83,765, a 92% funding. The estimated cost covers implementation, installation and start up. A 60% deposit is required to begin purchasing equipment and applying for permits and initiate electric sourcing. Once the installation is complete the County will inspect; after successful inspection, the software will be turned on. The timeline is calculated at four to five months. He announced the MEA grant award requires detailed quarterly reporting of progress and expenses in order to receive reimbursement of the funds. The first deadline is July 31, 2025. He recommended the Directors assign the reporting task to someone and presented an offer to undertake the reporting on behalf of the Association for \$2,000, payable to the Fountain Hills Condominium. Frank Walsh asked the length of the reporting period: through the disbursement of the grant through the included five year software and maintenance agreement. Jeff Chai asked about the reporting method: an online database required input and uploads. Joseph Van Riper asked what occurred should the report not be promptly filed: the grant funds would be lost. Jeff Chai inquired whether management had experience with grant reporting: Laura Etchison noted this was a new request and would fall under Schedule A charges. Invoicing and a memorandum of understanding were discussed. **Jeff Chai presented a motion to engage David Holtzman's professional services to manage the grant reporting process on a quarterly basis at a cost of \$500 per quarter up to \$2,000, paid from the general funds to the Fountain Hills Condominium. Jeff Green seconded the motion which was approved three to zero with two abstentions (Van Riper, Walsh).**

VI. NEW BUSINESS

A. Pool Operations Overview

Laura Etchison reported the beach pool whitecoat has begun chipping ins a new fifty square foot area; Georgetown Aquatics recommends draining the water into the large pool then dry-patching for \$2,000. There would be a couple of days down time and the patch should hold through this season. **Frank Walsh made a motion to approve Georgetown Aquatics patch the beach pool whitecoat at a cost of up to \$2,000; Joseph Van Riper seconded the motion. After discussion, Frank Walsh amended the motion to approve up to \$4,000 for Georgetown Aquatics to patch the beach pool whitecoat. Joseph Van Riper seconded the motion which carried five to zero.**

The drinking fountain valve repairs were successful. Winkler Pool Management has been provided with the relevant invoices (\$5,000, \$400, \$320) and the pump room drywall repair invoice will be sent when received. Frank Walsh asked the results of the drinking fountain meeting with Dan Peddicord; Laura Etchison stated the repair was finished prior to her arrival and the owner had not been on site. She will follow up with Dan Peddicord for a site meeting on a Monday to review the wall mounted fountain. The lifeguard staff has performed well to date, with some positive and no negative comments. Laura Etchison met with FSC to assess the flagstone entry; FSC suggested removing the flagstone and replacing it with poured concrete for lower cost future maintenance. The Board requested proposals for both the flagstone repair and the concrete replacement.

B. Decorative Fountain Update

Fountain Craft reported a broken pipe in the large five-tier fountain had caused the inconsistent water flow; the pipe will be repaired next week. Jeff Chai requested Fountain Craft check the single family fountain which also has inconsistent water flow during the visit. Frank Walsh reported the lights are still not functioning. Laura Etchison will obtain pricing to paint the fountain basins during winterization.

C. Bridge Repair Proposal

Management has three estimates for the bridge repairs:

Isaac Hernandez - \$8,200
Montocan - \$9,640
FSC - \$7,900

The prices are per bridge, compared to the reserve study estimate of \$16,000 for both bridges **Joseph Van Riper motioned to accept FSC's proposal for two walk bridge repairs up to \$15,800 funded from the reserves. Jeff Green seconded the motion which was approved five to zero.** Jeff Green requested management confirm the surface is the preferred metal grate and not a solid galvanized surface before executing the agreement. Laura Etchison will also see if a lower price would be offered for two instead of one bridge repair.

D. Landscaping Specifications & Watering

Laura Etchison addressed the mowing of Dawson Farm Road to Fountain Club Drive with JB Kline and reported un-mowed rear lots to them; there will be an addendum to the contract as these tasks were not part of the original agreement. Residents have been reporting spotted lantern flies invading the community; she will inquire with the landscaper how to protect plants from this infestation. Joseph Van Riper noted the walking paths continue to be overgrown; the Landscape Committee will review a proposal to address this in the July meeting. Susan Onuoha asked whether the Association prunes overhanging tree branches; this task is addressed during the seasonal tree maintenance. Laura Etchison stated rainfall has been adequate to date, but JB Kline did water during the heat wave; she asked the Board's position on watering authorization. Jeff Green recalled that authority had been delegated to the Landscape Committee when a previous landscaping service had abused the service. Laura Etchison will review the invoice, expense, and JB Kline's recommended watering frequency for Board discussion at the August meeting. Joseph Van Riper will provide a list of sidewalks with encroaching shrubs to management.

VII. HOMEOWNER FORUM

Noreen Frank sent three emails to the Board which received email failure notices and wished to ensure the Directors had received the information. She inquired why the information was not discussed during the meeting. Jeff Chai confirmed receipt of the information and noted no violation details are discussed during the open Board meeting, only during Executive Session. She requested the Directors commit to resolving the situation. Jeff Chai replied that enforcement would be performed within the legal bounds of the Association.

Krupa Sastry reported the situation had escalated this year. Jeff Chai noted the Association's authority is limited to the governing documents and neighbors may not observe immediate changes. Joseph Van Riper noted Association enforcement is also limited under Maryland law.

Noreen Frank stated without enforcement, the problems are increasing. She requested feedback from the Board's discussion. Jeff Chai explained a high-level view would be provided. Jeff Green noted the parking issues noted were on Montgomery County streets over which the Association has no authority; those issues should be reported to 311.

Frank Walsh inquired about the path status where gravel is washing out, it awaits JB Kline's inspection? Laura Etchison confirmed this. Frank Walsh stated mulch would have been a better solution. Laura Etchison noted if the gravel is bordered the problem should be resolved.

VIII. ADJOURNMENT

At 8:55 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. Executive Session topics included discussion of private lot easements, violations, and fee waiver requests.

Respectfully Submitted,

Marcy Grove