

Fountain Hills Community Association

Board of Directors Meeting

August 7, 2025

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

Board Members Present:

Grant Izmirlian, Secretary
Susan Onuoha, Director
Joseph Van Riper, Director
Frank Walsh, Vice President

Management Present:

Laura Etchison, Community Association Manager

Board Members Absent:

Jeff Chai, President
Jeff Green Treasurer
Carlos Mata, Director

I. CALL TO ORDER

The Board of Directors Meeting was called to order by Frank Walsh, acting as president pro tem, at 7:32 p.m. with a quorum of four Directors present.

II. REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES

July 3, 2025 Board of Directors Meeting Minutes – Frank Walsh proposed two amendments to the draft minutes. **Frank Walsh motioned to approve the minutes as amended. Joseph Van Riper seconded the motion which carried four to zero with no abstentions.**

July 3, 2025 Executive Session Meeting Minutes

Frank Walsh requested an amendment. **Joseph Van Riper made a motion to approve the minutes as amended. Frank Walsh seconded the motion which was approved four to zero with no abstentions.**

III. OFFICER REPORTS

No reports were presented.

IV. COMMITTEE REPORTS

Architectural Committee: One application was reviewed and approved.

Enforcement Committee: Twenty-two tows were performed:

Harmony Woods Lane: seven fake permits, eight for no permits;

Rising Sun Lane: one vehicle parked in handicapped space without proper permit;

Lake Geneva Way: one vehicle without registration plates;

Lake Geneva Way: one vehicle parked on turf;

Lake Geneva Way: two vehicles for unauthorized parking;

Mediterranean Drive: one vehicle parked in a fire lane;

Village Fountain Drive: one vehicle stored over fourteen days.

Landscape Committee: Frank Walsh stated the information would be covered by the landscaping proposals discussion.

Pool Committee: A pool situation will be discussed during Executive Session.

V. OLD BUSINESS

A. Pool House Renovation

Management has assigned First Call to complete the task list assigned to Isaac Hernandez Remodeling as this contractor has been slow to respond. The work should be completed early next week for inspection late next week.

B. EV Charging Station Update

Two payments have been sent to Blue Whale and an updated insurance policy listing the contractor as an additional insured obtained. David Holtzman had reported the equipment has been ordered and County permit applications submitted. Installation is anticipated in September and David Holtzman will work with management to prepare the required signage. Joseph Van Riper stated the Condominium rules include a financial penalty for staying in the space once charging is completed as well as different rates for members of the Association and outside users. Laura Etchison noted usage might be restricted solely to residents.

C. Fountain Repairs

Frank Walsh asked whether the broken pipe had been repaired on the five-tier fountain. Laura Etchison reported the pipe has been repaired but an electrical issue has arisen, the breaker keeps tripping. Power Systems Electric will be dispatched. Frank Walsh offered to meet the electrician on site if available.

D. Bridges

Joseph Van Riper observed the new bridge at the condominium side has dirt washing onto it; management will ask FSC and JB Kline to view the area to see how to divert runoff. Frank Walsh suggested installing wood chips. Frank Walsh asked whether the bridges should have had the diamond edging on the deck; this was not part of the proposals. Joseph Van Riper is available Monday to meet at the bridge.

VI. NEW BUSINESS

A. Landscaping Enhancement Proposals

The Landscape Committee had reviewed nine enhancement proposals from JB Kline and recommended the Directors approve eight for execution.

1. Juniper Removal Pool House – For \$2,175 to remove the juniper shrubs bordering the sidewalk. Frank Walsh inquired whether the junipers by the pool were included; Laura Etchison noted the focus was on the hillside and she will confirm with JB Kline whether the shrubs by the pool are included. Frank Walsh inquired the status of the budget; \$30,000 is available and the eight proposals would total \$13,000. Tree maintenance would utilize some of the remaining balance. The Directors resolved to table this proposal until September; management will obtain comparative bids and confirm the scope of the removal.

2. Juniper Removal at the Five Tier Fountain - Grant Izmirlian presented a motion to approve JB Kline's proposal to remove these shrubs at a cost of \$685, followed by sod installation. Joseph Van Riper seconded the motion which was approved four to zero with no abstentions.

3. Landscape Designs for Pool House (Two, Right & Left)– The Directors tabled discussion of this proposal and requested comparative bids.

4. Widen Walk Path by Bridges – JB Kline offered to widen one walk path for \$965. The Directors requested management obtain a proposal for both walk paths and comparative bids.

5. Repair of Pathway Drop Off – For \$1,285 JB Kline offered to install two metal-reinforced timber steps. The area has grown due to erosion and presents a hazard. The area may be considered a conservation zone and not eligible for a permanent structure to be installed. Management will reach out to Montgomery County for confirmation.

6. Shade Planting by Five Tier Fountain – JB Kline proposed planting hostas and heuchera which should thrive in this area for \$1,295. Frank Walsh wished to confirm the planting area was only the area by the steps; management will verify this with JB Kline. **Joseph Van Riper made a motion to approve the plantings by JB Kline for \$1,295. Grant Izmirlian seconded the motion which carried four to zero with no abstentions.**

7. Test Planting on Autumn Mist Drive Berm – JB Kline proposed planting one hundred pachysandra as ground cover. **Grant Izmirlian motioned to accept JB Kline's planting proposal for \$995; Joseph Van Riper seconded the motion which was approved three to one (Walsh).**

8. Tivoli Fountain Court Stone Path Drainage – To prevent the rocks from washing out JB Kline presented a proposal to install drainage pipes and add a metal edging for \$2,095. **Joseph Van Riper made a motion to approve \$2,095 for JB Kline to install the drainpipes and edging. Susan Onuoha seconded the motion.** Frank Walsh suggested another bid; Laura Etchison noted JB Kline had just performed this installation and thought it would be beneficial to have them proceed with this work. **The motion was approved three to zero with one abstention (Walsh).**

B. Pool House Flagstone & Columns

1. **Pool House Flagstone -** FSC had reviewed the flagstone path at the pool house and suggested the Association might benefit lower future maintenance costs by removing the stone and installing concrete. FSC offered \$15,275 to replace the flagstone and \$11,500 to install concrete. The Directors considered current and future costs. Grant Izmirlian suggested installing a stamped concrete. The Board resolved to have management obtain comparative bids including a stamped concrete proposal.
2. **Stone Column Repairs –** FSC offered to repair the deteriorating stone columns for \$2,925. Frank Walsh requested the logo signs repainting be included in this project. **Jospeh Van Riper motioned to approve the stone column repair by FSC for \$2,925; Grant Izmirlian seconded the motion which carried four to zero with no abstentions.**

C. Precision Concrete

A proposal to repair concrete hazards for \$53,235 was presented from Precision Concrete. The contractor has offered a ten percent discount if the agreement is signed prior to August 31, 2025. The project could extend the current concrete life; the items are prioritized so the Association could perform the work in phases. Tree root removal may be done in coordination with the project. Grant Izmirlian inquired whether the discount offer might be extended into September or if the Board might vote by email. The Directors considered reserve funds in hand: the general reserves are \$469,763.86 and townhouse reserves are \$817,551.89 and village reserves \$114,698.52. The majority of repairs would be conducted along the private townhome streets. Joseph Van Riper noted the estimate of \$250,000 for complete replacement and suggested the Board might entertain full replacement rather than repairs at the September meeting.

VII. HOMEOWNER FORUM

David Holtzman asked the Directors for any questions regarding the EV charger progress; no questions were presented.

Rick Morris expressed concern with the contractors maintaining the fountains as it appears impossible to have all three operating at any given time; he highlighted the leaking pipe, the basin, and the lighting. He inquired what tasks the Enforcement Committee performed outside towing vehicles. Frank Walsh stated another round of inspections should be coming up soon. Rick Morris reported he has sent multiple reports of poor conditions to management and observed no improvement at these homes; enforcement should be increased. Laura Etchison noted many addresses receive notices but do not respond; hearings will be conducted next month. She stated there is a limited pool of contractors who maintain decorative fountains.

Susan Onuoha understood Rick Morris' frustration; she had volunteered to participate on the Enforcement Committee and stated that Harmony Woods Lane is flanked by the Townes of Chestnut Oaks which seems to have a higher level of enforcement compliance. She would like to see enforcement encourage residents' behaviors to maintain and improve property values and strengthen the rules. Laura Etchison noted the governing documents may be amended but the process takes time and Association funds; new rules may be implemented more easily.

Frank Walsh inquired about the entry damage on Great Seneca and Dawson Farm Road; management is obtaining proposals and working through an insurance claim. Frank Walsh stated the Association should require the WSSC to restore the three trees removed with mature crepe myrtles per the previous existing condition.

VIII. ADJOURNMENT

At 9:20 p.m. Frank Walsh made a motion to adjourn the Board of Directors Meeting to Executive Session. Joseph Van Riper and Susan Onuoha seconded the motion and all were in favor. Executive Session topics included discussion of the trash contract, private lot easements, violations, and a pool incident.

Respectfully Submitted,

Marcy Grove