

**Fountain Hills Community Association
Board of Directors Meeting
February 5, 2026**

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, February 5, 2026 at 7:30 p.m.

Board Members Present:

Ewurabena Akiwumi, Director
Jeff Chai, President
Jeff Green, Treasurer
Grant Izmirlian, Secretary
Susan Onuoha, Director
Joseph Van Riper, 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 7:31 p.m. with a quorum of seven Directors present.

II. REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES

January 7, 2026 Board of Directors Meeting Minutes – Jeff Chai motioned to approve the minutes as presented. Frank Walsh seconded the motion which was approved seven to zero with no abstentions.

January 7, 2026 Executive Session Meeting Minutes – Frank Walsh identified typographical errors. Jeff Chai presented a motion to approve the minutes as corrected. Jeff Green seconded the motion which carried seven to zero with no abstentions.

III. OFFICER REPORTS

No reports were presented.

IV. COMMITTEE REPORTS

Architectural Committee: No applications were submitted for review so no meeting occurred.

Landscape Committee: No meeting was held. Laura Etchison met with Clay and Lauren Vaughan to review outstanding 2025 tasks. Management is soliciting updated proposals from JB Kline/

Enforcement Committee: Jeff Green has requested the towing report.

Pool Committee: No meeting was held.

V. OLD BUSINESS

A. EV Charging Station:

David Holtzman announced the Autumn Mist charging station is operational; he provided management with a draft notice to communicate this to residents. He requested a photo of the station; Laura Etchison will provide the picture.

Regarding the Lake Geneva Way station, Blue Whale had contacted Montgomery County to request a variance for this installation. The County requires parking spaces be a minimum of eight and one-half feet wide; the parking spaces in the selected area are only eight and one-half feet wide, so the spaces may not be reduced in width to retain all spaces and install the station to County ADA standards. Three spaces will be required to install the charger; relocating the charger, reducing the device to a solo charging station, or cancelling the installation may negatively affect the MEA grant award or incur additional costs not included in the grant. Jeff Green identified a parking bump out median near 13121 Lake Geneva Way which might be removed and repurposed into parking spaces to offset the loss of the third space. The Directors resolved to have management obtain bids for this paving project and review the area with respect to the 13121 area and any other medians which may better offer additional parking space(s) and hold any action regarding the installation until further information is received. Frank Walsh presented a motion to move forward with the change order to design the ADA compliant access charging station. Joseph Van Riper seconded the motion which carried seven to zero with no abstentions.

NEW BUSINESS

A. First Call

Laura Etchison explained that First Call, formerly Gardener's, had been acquired by the Continuum Companies in July 2025 and is a sister company to DH Bader, performing maintenance duties and preparing project estimates if requested. Jeff Chai inquired whether comparative proposal details are shared; Laura Etchison explained this would be in conflict with her ethics oath as a property manager.

B. 2026-2027 Audit Engagement

Management presented Goldklang CPA's audit and tax engagement for 2026 and 2027. The audit cost would be \$5,500 for 2026 and \$5,800 for 2027; preparation of income and personal property tax for each year would be \$750 and \$300, respectively. Jeff Chai presented a motion to engage Goldklang CPAs to prepare the 2026 audit at a cost of \$5,500 and the 2027 audit at a cost of \$5,800, as well as prepare the income and personal property tax at a cost of \$750 and \$300 for each year. Joseph Van Riper seconded the motion, which was approved seven to zero with no abstentions.

C. Pool Management Proposal

Georgetown Aquatics proposed \$119,100 for the 2026 pool service contract, an increase of \$8,200 or 7%, due to the longer pool season (108 days) and other increasing costs. Jeff Chai motioned to engage Georgetown Aquatics for the 2026 season at a cost of \$119,100. Susan Onuoha seconded the motion which carried seven to zero with no abstentions.

D. Beach Pool Lighting Proposal

Georgetown Aquatics provided various options for the beach pool lighting: to remove the lights and fill in the openings, replace the nine lights at a cost of \$700 each or upgrade to LED fixtures (\$10,000). The Board determined this expense would be funded through capital reserves and

considered whether the lights are required by code, or insurance. After discussion, the Directors requested specifications for the proposed lights for discussion at the March meeting.

E. Logo Tile Proposal

Georgetown Aquatics provided color samples and a draft to replace the fountain logo ; the Directors requested a revised proposal with dimensions of sixteen by eight feet or dimensions similar to the original logo, as well as burgundy color options with white accents for action at the March meeting.

F. Draft 2026-2027 Budget Timeline

Laura Etchison plans to have the first draft ready for Board review at the March meeting and will consult with Jeff Green. She requested the Board provide any input for expenses for the coming year. She plans to allocate funds for landscaping enhancements, tree maintenance, and non-contract landscape expenses.

G. New Trash Contract

J&J Trash Service will commence collecting in the community April 1, 2026. Laura Etchison will meet with Casella to work out toter removal logistics, cost for “missing” toters and how to work with owners who would like to retain the toter. She requested the Board’s preferred collection schedule for the new twice weekly service. Upon a motion by Jeff Chai seconded by Ewurabena Akiwumi, the Directors voted for Monday/Thursday collection seven to zero with no abstentions.

H. Snow Removal Overview

Laura Etchison reported the snow removal process had begun with several challenges, primarily the type of winter storm with snowfall followed by ice, and JB Kline’s available equipment and response. Management had to escalate contact to the district manager, after which contact the contractor’s performance improved. Frank Walsh reported the Great Seneca sidewalks have yet to be cleaned and asked why a trailer had been staged but not utilized. Management will report the sidewalk and has asked the same question regarding the trailer without adequate response. Laura Etchison will be scrutinizing the invoices and time sheets for this event, which JB Kline has estimated may cost \$120,000. She has requested a discount for the service timing and thanked the Board for their help and support during this event. Jeff Chai recommended Dunleavy be invited to quote next season’s service as the Condominium clearing had been satisfactory.

I. Theme Fence Pressure Washing

Laura Etchison presented an estimate of \$6,600 from Power Wash Inc. to clean the amenity fences. She will provide comparative bids at the March meeting. Frank Walsh requested removal of graffiti from the fence on Liberty Mill. Rick Morris suggested the monument signs and pillars also be cleaned.

VII. HOMEOWNER FORUM

Rick Morris requested an update regarding rental enforcement and covenants enforcement, relative to Article VIII Section 8 and Article XIII, respectively. Jeff Chair stated enforcement for rental violations is being managed through Montgomery County and Association counsel. Covenants enforcement could be done through DH Bader’s inspection division ay a cost of \$20 per home. Management offered to obtain a proposal for consideration at the March meeting. Rick Morris reminded the Directors that self-help may be exercised by the Association for egregious cases.

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Grant Izmirlian asked how to handle un-shoveled sidewalks; Jeff Chai stated uncleared sidewalks may be reported to Montgomery County. Grant Izmirlian reported the County snow removal crew pushed snow onto Cub Run Way.

Frank Walsh asked whether the Association should act regarding the letters sent to owners by the County Board of Appeals. Jeff Chair and Joseph Van Riper saw no need to act due to the location of the subject property. General discussion regarding other development projects occurred.

VIII. ADJOURNMENT

At 9:09 p.m. Jeff Chai made a motion to adjourn the Board of Directors Meeting to resume Executive Session. Joseph Van Riper seconded the motion, and all were in favor. During Executive Session discussion of violations and a hardship waiver occurred.

Respectfully Submitted,

Marcy Grove