

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

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

Board Members Present:

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

Management Present:

Laura Etchison, Community Association Manager

Board Members Absent:

Ewurabena Akiwumi, Director
Jeff Chai, President

I. CALL TO ORDER

The Board of Directors Meeting was called to order by Frank Walsh at 7:41 p.m. with a quorum of five Directors present.

II. REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES

February 5, 2026 Board of Directors Meeting Minutes – Joseph Van Riper motioned to approve the minutes as presented. Grant Izmirlian seconded the motion which was approved four to zero to zero with one abstention (Walsh).

February 5, 2026 Executive Session Meeting Minutes – Frank Walsh presented a motion to approve the minutes as presented. Joseph Van Riper seconded the motion which carried four to zero with one abstention (Walsh).

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 report was submitted.

Enforcement Committee: No meeting was held. Jeff Green twelve tows during the month, eight for revoked or fake permits, the rest for fire lane and handicapped space violations.

Pool Committee: No meeting was held.

V. OLD BUSINESS

A. Pool Guard Door & Lighting

The outward- opening guard door has been installed; one exit light still requires repair.

B. Harmony Woods Tot Lot

Management has contacted Bohler Engineering requesting an update on this project.

NEW BUSINESS

A. 2026 – 2027 Proposed Operating Budget

Laura Etchison presented a draft budget for Board review; without an increase, there is a shortfall of \$10,559.57. She recommended raising the tree maintenance allocation from \$20K to \$30K. The Board discussed increasing the supplemental contingency allocation, the snow removal budget, or increasing \$2 per unit per month to cover the \$10K shortfall and increase the tree maintenance budget. **After due consideration, Frank Walsh motioned to approve a proposed budget representing a \$2 per unit per month increase in 2026-2027 assessments for distribution to homeowners for review and commentary. Joseph Van Riper seconded the motion which was approved five to zero with no abstentions.** Management will prepare the homeowner mailing to circulate after coordination with Casella to include information regarding the changes in trash collection.

B. J & J Trash Contract

A logistics meeting is scheduled with Casella to review removal of the trash totes in preparation for J&J Trash commencing collection service on April 2. The twice weekly collection is at a cost of \$10.50 per unit; the community trash cans will also be billed at \$10.50 per unit. Management was instructed to inquire about trash cans for homeowners from J&J Trash. Jeff Green will update the trash policy on the website. Susan Onuoha suggested other policies and resolutions may be reviewed for updates.

C. CC&R Spring Inspection

DH Bader's Inspection Division proposes a special rate of \$15 per home to inspect the single family and townhomes at a cost of \$9,750. The fee will include the first inspection, notices, and a follow up inspection. The Board considered how to fund this expense, determining that \$1.25 per unit per month may be allocated from the supplemental contingency funds. Management was directed to establish a GL code in the new budget for the CC&R inspection expense. **Frank Walsh presented a motion to engage the DH Bader Inspection Division for the 2026 covenant inspection for the 650 single family and townhomes at an expense of \$15 per unit, \$9,750, to be funded from the supplemental contingency funds. Grant Izmirlan seconded the motion which carried five to zero with no abstentions.**

D. Beach Pool Mosaic Inlay

Georgetown Aquatics revised the fountain logo mosaic inlay proposal to the larger size and "brownberry" tile with white background, offering a cost of \$14,250. **Joseph Van Riper motioned to engage Georgetown Aquatics to install the logo inlay at a cost of \$14,250 funded from the general reserve. Grant Izmirlan seconded the motion which passed four to one (Green) with no abstentions.**

E. Beach Pool Lighting Proposals

Georgetown Aquatics presented a lighting proposal which first requires an electrician be engaged to assess the wiring at an estimated cost of \$750 to \$1,000 prior to installation of nine lights at a cost of \$5,868. There are potential unknown costs relative to the condition of the wiring. The Directors resolved to have the electrical assessment proceed.

F. Harmony Woods Street Light Repairs

Residents reported streetlights out on Harmony Woods Lane. Power Systems Electric made temporary repairs and recommended re-trenching the power supply to ensure best performance.

Jeff Green presented a motion to approve Power Systems Electric to complete the repairs at a cost of \$4,590. Susan Onuoha seconded the motion which carried five to zero with no abstentions.

Susan Onuoha reported a streetlight obstructed by a tree; management will have the tree inspected for limbing up or removal and re-planting in a different location.

VII. HOMEOWNER FORUM

Rick Morris thanked the Board to engaging covenants enforcement for 2026. He requested a status of the rental violations, stating neighbors were experiencing problems. Laura Etchison noted the status is confidential, but an attorney opinion regarding the violations would be reviewed during Executive Session. Joseph Van Riper asked for the specific problems with renters. Rick Morris reported parking issues; Joseph Van Riper requested the complaints be sent in writing. Jeff Green explained that parking issues within the single-family homes fall under the authority of Montgomery County.

Joseph Van Riper reported that the path hours sign is still down. Frank Walsh reported a towing sign down at the pool.

Rick Morris recommended the monuments, pillars and logo inlays be added to the fence power washing project. Laura Etchison noted she is working on bids for this as well as tuck-pointing the monuments and pillars.

Frank Walsh expressed concern that the Autumn Mist EV charging station was active and the Board had not set the kWh cost. Laura Etchison explained that David Holtzman had set a price of .25 and the Board would evaluate the income compared to the expense once data has been gathered. Jeff Green requested the sample EV charging station resolutions so the Enforcement Committee may start drafting a resolution. Frank Walsh will also review the sample documents.

VIII. ADJOURNMENT

At 9:01 p.m. Frank Walsh made a motion to adjourn the Board of Directors Meeting to enter Executive Session. Joseph Van Riper seconded the motion, and all were in favor. During Executive Session discussion of homeowner requests and violations.

Respectfully Submitted,

Marcy Grove