

Fountain Hills Community Association

Board of Directors Meeting

July 2, 2026

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, July 2, 2026 at 7:30 p.m.

Board Members Present:

Ewurabena Akiwumi, Director
Jeff Chai, President
Jeff Green, Treasurer
Grant Izmirlian, Secretary
Susan Onouha, 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 7:32 p.m. with a quorum of seven Directors present.

II. REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES

June 4, 2026 Board of Directors Meeting & Executive Session Minutes –Frank Walsh provided two amendments to the Board meeting minutes and one to the Executive Session. **Joseph Van Riper motioned to approve the Board of Directors minutes as amended. Frank Walsh seconded the motion which was approved seven to zero with no abstentions. Frank Walsh presented a motion to approve the Executive Session minutes as amended. Jeff Chai seconded the motion which was approved seven to zero with no abstentions.**

III. OFFICER REPORTS

Grant Izmirlian noted an email problem had delayed his completion of secretarial duties; he was advised to contact management to develop a solution.

IV. COMMITTEE REPORTS

Architectural Committee: One application was reviewed and approved.

Landscape Committee: No meeting was held. The Committee completed the landscaping walkthrough on June 30 and will present their report to the Board soon.

Enforcement Committee: No meeting occurred; six vehicles were towed. Jeff Green asked the status of the covenant inspection; the inspectors have completed approximately fifty percent of the visit and a report is expected at the August meeting.

Pool Committee: No meeting was held. Laura Etchison reported some staff issues with loud music. Frank Walsh observed children running and playing ball on the pool deck, a safety issue.

V. OLD BUSINESS

A. EV Charging Station: Lake Geneva Way

The Directors had requested feedback from residents of Lake Geneva Way and Mediterranean Drive regarding the proposed EV charging station and potential changes to the parking lot to accommodate the Montgomery County mandated changes to the station's installation. Email responses and comments from residents present at this meeting evidenced opposition to the installation and changes to the green space to add parking spots. Lake Geneva Way residents also expressed concerns regarding trash presentation and mowing services; management is addressing these concerns with an ongoing community inspection and a landscape meeting. Residents were encouraged to report violations and landscape issues to management and the Board with photos. Jeff Green identified the two topics the Board should focus on in view of this response: to re-assess the other proposed installation sites including any power sourcing needs and to ensure the parameters of the MEA grant award would not be impacted by any changes.

B. Harmony Woods Tot Lot Update

Bohler Engineering confirmed the County permits are in hand. New representative Greg Porter will provide the equipment specifications and pricing to the Directors for review. Frank Walsh stated the Association is not obligated to purchase the equipment through Bohler Engineering.

C. Montgomery County Stormwater Notices

Laura Etchison negotiated an extension to complete all the required work by July 15 and JB Kline is on schedule to meet this deadline. The Montgomery County requests have increased the number of ponds to be serviced from sixteen to twenty-two and the Landscape Committee has updated the map. The newly identified ponds will be added to the landscape request for proposal.

VI. NEW BUSINESS

A. Fountain Maintenance Proposal

Damascus Enterprises provided a service proposal after the June 5 site visit to start up the fountains and winterize at a cost of \$1,290 for each service in spring and fall, and monthly visits at a cost of \$615. The owner identified a problem with the backflow preventer and management authorized repairs at a cost of \$685, scheduled for July 6. Laura Etchison discussed scheduling service visits more frequently but Damascus Enterprises feels confident the monthly visits will suffice. The Directors reviewed the current budget for this service and whether Fountain Craft may invoice for any work performed during the 2026 season. Management noted Fountain Craft has taken responsibility for the winterization failures and if any invoices were presented, documentation would be required prior to disbursing any payment. **Frank Walsh made a motion to terminate Fountain Craft with cause. Joseph Van Riper seconded the motion which passed seven to zero with no abstentions. Frank Walsh presented a motion to engage Damascus Enterprises to service the fountains during 2026 at a cost not to exceed \$7,000. Joseph Van Riper seconded the motion, which was approved seven to zero with no abstentions.**

B. Trash Can/Toter Removal

Management contacted Casella several times to finally receive a response in writing that they have no further interest in the trash toters. J & J Trash Service will provide a price to remove and discard the trash cans next week. An estimated thirty to fifty cans remain on the property. Laura Etchison was directed to coordinate a removal date with J & J Trash service and notify residents that if they

wish to keep the trash they should secure it in their garage or on the rear lot prior to the removal day. The estimated timeline is approximately three weeks.

C. Pool Operations Update

This topic was covered under Committee Reports. Management noted the cleaning service is an improvement and a new tablet is needed for the check in software at an approximate cost of \$200.

VII. HOMEOWNER FORUM

Anna McBeth thanked the Directors for hearing the residents and serving on the Board. She offered to volunteer for the community in the future.

Rick Morris was pleased Damascus Enterprises was engaged for the fountain service; he noted the single family fountain should be back washed and shocked. He inquired about the pump houses and screening; Laura Etchison noted the Landscape Committee is discussing this topic.

Frank Walsh asked the Directors to consider painting the speed bumps and repainting the existing fire lane stencils.

VIII. ADJOURNMENT

At 8:47 p.m. Jeff Chai 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, the Board discussed violations.

Respectfully Submitted,

Marcy Grove