

Fountain Hills Community Association

Board of Directors Meeting

August 6, 2026

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, August 6, 2026 at 7:30 p.m.

Board Members Present:

Jeff Chai, President
Susan Onouha, Director
Joseph Van Riper, Director
Frank Walsh, Vice President

Management Present:

Laura Etchison, Community Association Manager

Board Members Absent:

Ewurabena Akiwumi, Director
Jeff Green, Treasurer
Grant Izmirlian, Secretary

I. CALL TO ORDER

The Board of Directors Meeting was called to order by Jeff Chai at 7:33 p.m. with a quorum of four Directors present.

II. REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES

July 2, 2026 Board of Directors Meeting & Executive Session Minutes –Frank Walsh requested an amendment to the Board meeting minutes. **Joseph Van Riper motioned to approve the Board of Directors minutes as amended and the executive Session minutes as presented. Frank Walsh seconded the motion which was approved four to zero with no abstentions.**

III. OFFICER REPORTS

Jeff Chai extended his condolences to the family of the victim in the vehicle fatality at Great Seneca Highway and Clopper Road. Damages were noted to the landscaping and the monument sign. Management requested Carlos Mata assess the sign; other vendors have been tasked with providing estimates for repair. Once all estimates are received, Laura Etchison will determine whether an insurance claim should be filed.

IV. COMMITTEE REPORTS

Architectural Committee: Nine applications were reviewed and approved.

Enforcement Committee: Nine vehicles were towed, one for expired registration, four for fire lane parking and four for displaying revoked permits. The Committee reported the current inventory of permits is running low and members are looking into an electronic parking permit registry. Laura Etchison reported the covenants inspection of the 650 homes has been completed; the inspection team noted approximately 5,000 violations among 400 homes. The Board would like to review the list prior to sending notices to owners.

Landscape Committee: No meeting was held. The agenda will cover relevant landscaping topics.

Pool Committee: No meeting was held. The kiddie pool pump failed and RSV Pools completed the \$1,200 replacement yesterday.

V. OLD BUSINESS

A. EV Charging Station

After receiving negative feedback from Lake Geneva Way residents regarding proposed changes to install an EV Charging station, the Board of Directors reviewed options to move forward with the second station or abandon the rest of the project. David Holtzman will provide the next best two locations and Blue Whale has stated an additional \$9,000 will be needed to prepare new designs and apply for permits, plus a \$2,200 abandonment fee if the second charger is rescinded. David Holtzman has tried to contact the MEA grant administrator to discuss the Association's options with regard to the MEA grant process if there are changes to the approved project. The Board resolved to review the two other proposed locations at the September meeting.

B. Harmony Woods Tot Lot Update

Bohler Engineering proposed purchasing the #1027 playset for \$47,636, with installation estimated at 40%, or \$18,694. Management will solicit bids from other providers so the Directors may compare costs at the September meeting and proceed with installation.

C. Stormwater Management Proposals

J B Kline presented proposals to address the stormwater proposals totaling approximately \$25,000; Laura Etchison will meet the County inspector on site August 12 to review each citation and confirm details of the work being requested in an effort to refine the proposals and maintain appropriate costs. Frank Walsh noted maintenance of some storm water ponds was in the landscaping maintenance contract; Laura Etchison stated not all of the approximately twenty sites are included, but J B Kline will be held accountable for any work covered by the contract.

D. Trash Toter Removal

The removal is scheduled for residents to drop unwanted Casella toters at five sites mapped throughout the community on August 18 Those residents wishing to obtain a toter may pick one from one of the five sites August 19, and J & J Trash will remove any remaining toters August 20. The Directors considered the proposed locations and notifications to the residents, resolving that management will have the locations marked with yellow taped areas for the bins to be placed, and notifications will be sent via email.

VI. NEW BUSINESS

A. Tree Maintenance Proposals

Management obtained proposals from Bartlett (22,500), Kevin Elliott Tree Service (\$14,200) and Myers and Laws (\$9,405). The Landscape Committee and management would like to ask Kevin Elliott Tree Service to see if their proposal total may be reduced, as the community has received quality service from this provider. If not, an invoice for the tree walk through would be due based upon time. The Board of Directors considered the amount of reduction which would be acceptable to execute the agreement. Some additional tree maintenance requests have been reported, these tasks might be added to the scope of work. After discussion, **Frank Walsh presented a motion to**

engage Kevin Elliott Tree Service to perform the tree maintenance as a cost not to exceed \$12,200. Joseph Van Riper seconded the motion which carried four to zero with no abstentions.

B. Fountain Repair Proposal

Damascus Enterprises delivered a maintenance report today and presented two repair proposals. The first repair proposal was to replace ball valves, auto-fills, and other small parts for all three fountains at a cost of \$1,070. **Frank Walsh motioned to accept this repair proposal. Joseph Van Riper seconded the motion which was approved four to zero with no abstentions.**

The second repair proposal was for a full rebuild of the five-tier fountain basin at a cost of \$6,175. The Directors considered whether to perform this work at the end of the 2026 season or prior to the 2027 season. Additional considerations included whether the basin would be leveled during this work and whether the repairs would guarantee full function and include a warranty. The single family home basin may also require levelling. Management was directed to have Damascus Enterprises clarify these questions and add the cost to level the second fountain.

C. Pool Operations Update

The update was provided during Committee reports.

D. 2026 Annual Meeting

Management is checking on the cost to engage Fisher CAC as the inspector of elections.

VII. HOMEOWNER FORUM

Joseph Van Riper noted Grant Izmirlian's statement that the new walk bridge is not pet-friendly. Management was directed to review the proposal which may have included a diamond plate cover on one side.

Rick Morris agreed with the bridge condition. He inquired about plans replace trees, noting the common area between Noble Oak and Fountain Club Drives has lost trees. He reported a mature tree with a dangerous lean; photos were requested. Rick Morris reported a second tree issue which the approved maintenance proposal will address.

Susan Onuoha thanked Laura Etchison for addressing some issues. She reported a violation.

Carlos Mata reported a disturbing public incident. The Board advised him to contact the police in future and management will reach out to the homeowner.

VIII. ADJOURNMENT

At 9:26 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, the Board discussed violations.

Respectfully Submitted,

Marcy Grove