

Fountain Hills Community Association

Board of Directors Meeting

September 3, 2026

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, September 3, 2026 at 7:30 p.m.

Board Members Present:

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

Management Present:

Laura Etchison, Community Association Manager

Board Members Absent:

Ewurabena Akiwumi, Director
Grant Izmirlian, Secretary

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 five Directors present.

II. REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES

August 6, 2026 Board of Directors Meeting & Executive Session Minutes –Frank Walsh motioned to approve both the Board of Directors minutes and the executive Session minutes as presented. Jeff Chai seconded the motion which was approved five to zero with no abstentions.

III. OFFICER REPORTS

Jeff Chai asked if there were any updates regarding the tragic August vehicle accident. No police report has been provided and the Board awaits Sign City's estimate for the sign repairs.

IV. COMMITTEE REPORTS

Architectural Committee: No meeting was held as no completed applications were submitted

Enforcement Committee: Eight vehicles were towed for usual violations. The Committee has not yet reviewed the electronic parking registry option.

Landscape Committee: No meeting was held. The tree maintenance project commenced this week; some tasks were added to the comprehensive list. New resident concerns regarding trees will be reviewed at a meeting with the arborist next week.

Pool Committee: No meeting was held. There have been minor staffing issues this past week.

Georgetown Aquatics is preparing a proposal to white coat the main pool during fall 2026 and/or spring 2027.

V. OLD BUSINESS

A. EV Charging Station

David Holtzman confirmed the MEA grant award would remain the same if the second station were relocated, a change from the original application. However, the Association would bear the cost of new design plans. He listed two possible locations for consideration: Little Star Lane or Rushing Water Way. Power sources already exist near visitor parking spaces but Rushing Water Way visitor spaces are already limited. He reported the existing EV charging station is operating at twenty-five percent capacity and installing a station near the existing Condominium station would saturate the market where this not sufficient demand at this time. Should the Board elect not to install the second station, the grant award would be reduced and other expenses for the leased second station equipment would be incurred, between \$2,500 to \$5,000 for early termination and return of the second charger. Two other locations may be considered, on Champions Way near the playing field or between 18712 and 18718 Harmony Woods Lane. The Directors requested management share the Harmony Woods Lane final playground site plan. The Board continue analyzing whether to install and second charger and a location.

B. Harmony Woods Tot Lot Update

Management awaits Bohler Engineering's response regarding outsourcing the equipment. Frank Walsh met with Playground Specialists and requires the plat and current site plan. He asked who would perform the grading for the installation; management replied the engineering firm could provide a contractor or the task could be outsourced. Jeff Green noted outsourcing a variety of tasks for the project could become challenging. Management will provide the plans to the Board.

C. Stormwater Management Proposals

Laura Etchison, Frank Walsh, J B Kline, and the County stormwater representative met and reviewed the task list. The J B Kline proposal's expense was reduced from \$25,000 to \$10,000 and the representative granted an extension for completion through March 2027. An updated proposal has been requested. The representative informed Frank Walsh and management a new stormwater law in coming which will require a larger buffer zone around the stormwaters areas; some tree removals may be required.

D. Trash Toter Removal

J&J Trash removed seven toters on August 20.

VI. NEW BUSINESS

A. Annual Meeting

Fisher CAC is not available to act as the inspector of elections at the November 5 Annual Meeting. Management is seeking other providers. **Jeff Chai presented a motion to authorize management to engage a service to perform the service at a cost not to exceed \$1,500. Joseph Van Riper seconded the motion which carried five to zero with no abstentions.** The Call for Nominations will be distributed tomorrow.

B. Lighting Upgrade Proposal

Power Systems Electric presented an alternative to installing nine new light poles; instead, five new LED fixtures with 2700 K lumens would be installed on existing poles one through five on Harmony Woods Lane. The fixtures are the same as installed at the pool; Frank Walsh requested the fixtures include diffusers. Management was directed to also have Kevin Elliott Tree Service prune any

branches impacting lights. **Susan Onuoha made a motion to approve Power System Electric's proposal to install the five fixtures at a cost of \$5,310, to be funded from the townhouse reserve account. Jeff Chai seconded the motion which was approved five to zero with no abstentions.**

Frank Walsh requested management obtain pricing to replace three fixtures, two on Fountain Club Drive and one at the park area.

C. Pool Operations Update

The update was provided during Committee reports.

VII. HOMEOWNER FORUM

Rick Morris reported a dead tree at Scarlet Mist Way and Liberty Mill Road and asked the Board to remove the stumps and replace two trees felled by storms at Fountain Hills and Noble Oak Drives. He inquired whether the landscaper was tasked with edging the sidewalk grass strip; management will review the contract regarding this task. Rick Morris observed the landscapers are mowing the easements and blowing clippings into the easements. He noted the single family fountain is now working and requested the pump sheds be addressed by repairs or screening. He volunteered to measure the height of the pump houses and Laura Etchison will solicit pricing for screening fences. Jeff Chai asked management to check with Damascus Enterprises if the pump houses could be relocated underground.

Joseph Van Riper asked whether the diamond edge metal surface for one side of the walk bridges had been researched. Laura Etchison will follow up on this task.

Frank Walsh requested the speed humps and fire lanes be painted; management will have contractors prepare proposals for a possible spring 2027 project. He would like to meet Damascus Enterprises when they service the fountains; the firm visits alternate Mondays between 11 AM and noon and has been instructed to contact him during the September 14 visit. Frank Walsh noted the fountain winterization date of November 20 is too late; management will direct the contractor to shut down October 31 or November 1.

Susan Onuoha requested a pet waste station on Harmony Woods Lane; management was directed to obtain pricing. She requested a power washing reference.

VIII. ADJOURNMENT

At 8:55 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 and a payment plan.

Respectfully Submitted,

Marcy Grove