

**Fountain Hills Community Association**  
**Board of Directors Meeting**  
**February 3, 2022**

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, February 3, 2022 at 7:30 p.m.

**Board Members Present:**

Jackie Arnold  
Edgard Aspilcueta  
Jeff Chai  
Jeff Green  
Grant Izmirlian  
Nancy Dofflemyer

**Management Present:**

Delphine Matthews, Portfolio Manager

**Board Members Absent**

Frank Walsh

**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 six members present.

**II. PREVIOUS MEETING MINUTES**

The Board of Directors had received draft minutes of the January 6, 2022 meeting. **Jeff Chai made a motion, seconded by Jackie Arnold, to accept the draft minutes as presented. The motion carried six to zero with no abstentions.**

**III. OFFICER REPORTS**

Jeff Green has received the FY2020 and FY2021 draft audits and returned the signed engagement letter to management today. The auditor will proceed with presenting the final audit to the Board of Directors.

**IV. COMMITTEE REPORTS**

The Landscape Committee has received two proposals to correct on a flooding issue on Tivoli Fountain Court and Rising Sun Lane but will need further review time prior to sending a recommendation to the Board. Delphine Matthews noted the one proposal which would tie in owners' downspouts should be avoided as the Association should not take any responsibility for individual property. The second proposal presents regrading and a swale to divert the runoff. Clay Vaughan inquired whether an excavating firm ought to be engaged instead to build a berm and requested a second evaluation. Jeff Chai directed management to obtain a second opinion. The Enforcement Committee plans to begin inspections soon. One vehicle was towed during the month of January.

Jeff Green had provided the draft parking policy to the Board. Revisions include grammar corrections as well as changes to the storage time period and defining persons authorized to perform

enforcement. Management will distribute to the owners for thirty-day review and commentary, with a hearing date and eventual finalizing and adoption.

The Pool Committee had no report.

The Architectural Committee did not meet as no applications were submitted for consideration.

#### **IV. OLD BUSINESS**

##### **A. Harmony Woods Lane Playground Area**

Delphine Matthews has been working with three firms developing equipment replacement proposals and regrading for relocation. MD Materials estimates \$35K to \$40K for preparing the new area and has presented a price of \$46,338 for equipment removal and replacement. Noting the latter price includes \$10K for transportation and delivery, she awaits proposals from the two local vendors in hopes that charge may decrease. MD Materials quote also includes an engineered fiber surface which is more costly than wood chips. The other proposals will be forwarded when received.

##### **B. Shrub/Tree Removal – Harmony Woods Lane**

An estimate of \$5,020 for tree and shrubbery removal has been shared. Jeff Green inquired as to the cost of a light at the lot. Delphine Matthews has obtained per pole pricing of \$1,225 plus additional costs for trenching and wiring which will vary based on location. Jeff Green requested management obtain the complete cost to install the pole at the lot. Management recommended the Board consider the shrub and tree removal to reduce seclusion of the tot lot. The Board requested the Landscape Committee review the proposal and provide their thoughts at the March meeting. In consideration of the variables of tot lot location and expense, the Board directed management to prepare a survey for Harmony Woods Lane residents to determine interest and need for this amenity, to be sent via email and US mail as necessary.

#### **V. NEW BUSINESS**

##### **A. Autumn Mist Shrub Pruning**

Brightview has provided a price of \$1,895 to perform dormant pruning to reduce the shrubbery by approximately fifty percent for aesthetic and security reasons. The Landscape Committee will review the proposal and provide their recommendation at the March meeting.

##### **B. 2022 Pool Management**

RSV Pools' renewal contract for 2022 stands at \$79,776, an increase of \$6,366 over 2021.

Management noted the Board could approve this offer or adjust pool hours to reduce the cost. Jeff Green and Jeff Chai observed as the FY2023 budget would start July 1, 2022, that budget could be adjusted to compensate for the difference.

David Holtzman expressed concern that a contract would be renewed after last season's issues with after-hours activity, unauthorized visitors and noise at the pool which directly impacted the Condominium. Jeff Chai noted the issue had been addressed with RSV Pools. David Holtzman replied that the Condominium might need to seek the assistance of outside authorities if presented with this problem which is outside their control. Delphine Matthews observed that should the problem arise again, prompt notification by contacting IKO Community Management's after-hours manager and/or police for noise violations would be the best course of action. The Board of Directors will be provided with the pool supervisor's contact information for use in such situations. Delphine

Matthews stated this type of issue was observed at several pools with different service providers during the 2021 season and seemed to stem from the limited staffing resources.

**Jeff Chai made a motion to accept the RSV Pools 2022 renewal contract as a cost of \$79,776.**

**Nancy Dofflemyer seconded the motion which carried six to zero to without any abstentions.**

#### **C. Additional Pole Lights**

Delphine Matthews presented the price for light poles per Power Systems Electric; each pole would cost \$1,225 plus additional trenching and wiring costs. Jeff Green will meet the contractor on site to identify specific locations, including at the Harmony Woods Lane tot lot, to refine exact installation costs.

David Holtzman reported the Fountain Hills Condominium is considering providing a light pole and power in front of the new fence on Little Star Lane. Jeff Chai requested a photo of the proposed location for Board study.

#### **VI. HOMEOWNER FORUM**

**Jackie Arnold** reported an increase in pet waste left on the common areas, near the mailboxes on Tivoli Fountain Court and at the end of Rising Sun Lane. She requested installation of signage. Jeff Chai asked this be added to the March agenda.

**Brent Walker** inquired whether the recent snow treatment was necessary and what the cost was. Delphine Matthews noted that ice is always dangerous and treatment is required. The cost for the last event was \$5,000, shared proportionately between the Village, Townhome and General funds.

**Jeff Green** has observed the sidewalks from Rising Sun Lane to Niagara Falls Court are not being cleared. Management will highlight this area to Brightview.

**Jeff Green** inquired whether annual appointment of committee members is required. Jeff Chai will have this added to the March agenda.

#### **VII. ADJOURNMENT**

**Jeff Chai moved to adjourn the Board of Directors meeting at 8:58 p.m. the motion was seconded by Nancy Dofflemyer and carried six to zero with no abstentions.**

Respectfully Submitted,

Marcy Grove