

**Fountain Hills Community Association**  
**Board of Directors Meeting**  
**December 2, 2021**

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, December 2, 2021 at 8:30 p.m.

**Board Members Present:**

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

**Management Present:**

Delphine Matthews, Portfolio Manager

**I. CALL TO ORDER**

The Board of Directors Meeting was called to order by Jeff Chai at 8:39 p.m. with a quorum of seven members present.

**II. PREVIOUS MEETING MINUTES**

The Board of Directors received draft minutes for the October 7, 2021 meeting. **Jeff Chai made a motion, seconded by Jeff Green, to accept the draft minutes as presented. The motion carried six to zero to one, Frank Walsh abstaining.**

**III. UPDATES**

Delphine Matthews reported the WSSC repairs continue and the hope is to dissipate the odor soon. They were not permitted to apply lye which would provide quicker relief. Completion of construction is anticipated in March 2022, with turf restoration in April 2022. The contractor hopes to schedule installation of the Sparkling Water tot lot fence soon.

**IV. OFFICER REPORTS**

No reports were presented.

**IV.COMMITTEE REPORTS**

Jeff Green requested the October report with proposed document changes be reviewed at the January Board meeting. Frank Walsh requested redline versions for review.

**V. OLD BUSINESS**

**A. Damaged Fountain Components**

Water Works had originally presented an estimate of \$12,000 to repair the damage caused by vandalism to the fountain. A new proposal, to abandon the sabotaged water line and replace it, has been suggested at a cost of \$4,840. The work must be performed soon or in the spring, cold

temperatures are not conducive to the process. The Board of Directors tabled this item for future action.

Frank Walsh reported that the fountains had been winterized but lights left on. Management will check with Water Works whether the lights should be shut off if not submerged. Delphine Matthews noted one of the pump storage units has also been vandalized.

Jeff Chai inquired about fencing surrounding the fountain in the single-family home area. Delphine Matthews noted the Board of Directors had not provided a resolve.

**B. Harmony Woods Lane Playground Proposal**

Delphine Matthews presented Brightview's preliminary estimate to relocate the Harmony Woods Lane playground to the island area. Preparation of this area is quoted at \$36,000; the scope includes tree and stump removal and levelling, grading and packing the earth. The playground size would be similar to the Lake Geneva Way lot. New play equipment and fencing would be an additional expense. The site preparation would be an operating expense while the equipment is part of the reserve replacement schedule.

The Board of Directors considered options to improve the existing space by reducing its seclusion and increasing security; lighting, shrubbery pruning and/or removal and fence installation were suggested. Frank Walsh noted that this space has been a challenge for the neighborhood for years, prior discussions with homeowners indicated a preference for relocation. The trash can has been replaced several times due to fire damage. A gate near Clopper Road should be repaired to reduce access to the storm water maintenance trail. Jeff Green identified the Townes of Chestnut Oaks has a nearby playground and recommended discussion regarding sharing this amenity with the Harmony Woods Lane residents. Jeff Chai inquired how insurance might cover this situation. Clay Vaughan stated the island location would have traffic concerns; the current site exhibits a drainage problem, standing water regularly occurs.

No action was taken on this agenda topic.

**VI. NEW BUSINESS**

**A.2022 Landscaping Maintenance Proposal**

The Landscape Committee had reviewed the maintenance contract with Brightview Landscaping and recommends the Board of Directors approve the 2022 proposal for \$184,000. Some increased services include four rather than two shrub pruning visits, three as opposed to two leaf removals, twenty-six mowing visits (previously twenty-two) and aeration and over seeding of twenty-five percent of the turf areas.

Frank Walsh asked whether comparative quotes had been solicited; Delphine Matthews replied the Committee had declined comparative bids earlier in the year, but quotes could be requested from other contractors for review at the January 2022 Board meeting. However, as the winter season is at hand, the community stands the chance of not having a snow removal contractor engaged should no decision be made regarding the landscape maintenance contract. Brightview Landscaping, like many of its competitors, will only perform snow removal for properties where they perform the maintenance services. Nancy Dofflemyer explained the Landscape Committee had not been clear that the landscape and snow contracts were co-dependent; she recommended accepting the one-year contract and initiating a bid process in July 2022. Jeff Chai observed not having a snow removal agreement is a liability for the Association. Jeff Green noted the quote of

\$184,000 exceeded the budgeted amount of \$173,000 but the shortfall could be drawn from the operating contingency fund.

**B. 2022 Snow Removal Proposal**

Jeff Chai inquired whether stand-alone snow removal proposals could be obtained. Delphine Matthews replied management could solicit proposals but as no action could be taken prior to the January Board meeting the Association exposed itself to risk.

**Jeff Chai presented a motion to accept the landscaping contract at a cost of \$184,000 and the snow removal contract from Brightview Landscaping for the 2022 year. Nancy Dofflemyer seconded the motion which was approved five ayes to one nay (Frank Walsh) with one abstention (Jackie Arnold).**

**VII. ADJOURNMENT**

**Jeff Chai moved to recess the Board of Directors meeting at 9:39 p.m. to enter Executive Session. The motion was seconded by Nancy Dofflemyer and carried seven to zero to zero.**

**VIII. EXECUTIVE SESSION**

The Board of Directors determined positions for the 2022 year.

**IX. EXECUTIVE SESSION ADJOURNMENT**

**Upon a motion presented by Jeff Chai to adjourn the Executive Session at 9:49 p.m., seconded by Nancy Dofflemyer, the Board of Directors unanimously adjourned the meeting.**

Respectfully Submitted,

Marcy Grove