

Fountain Hills Community Association
Board of Directors Meeting
June 2, 2022

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, June 2, 2022 at 7:30 p.m.

Board Members Present:

Jackie Arnold
Edgard Aspilcueta (7:42 p.m.)
Nancy Dofflemyer
Jeff Chai
Jeff Green
Grant Izmirlan
Frank Walsh (7:45 p.m.)

Management Present:

Delphine Matthews, Senior Portfolio Manager

I. CALL TO ORDER

The Board of Directors Meeting was called to order by Jeff Chai at 7:30 p.m. with a quorum of five Directors present. Edgard Aspilcueta and Frank Walsh joined the meeting at 7:42 and 7:45 p.m., respectively.

II. PREVIOUS MEETING MINUTES

The Board of Directors had reviewed draft minutes of the May 5, 2022 meeting. **Jeff Chai made a motion, seconded by Nancy Dofflemyer, to accept the draft minutes as presented. The motion carried six to zero with no abstentions, Frank Walsh not having arrived by this time.**

III. OFFICER REPORTS

No reports were presented.

IV. COMMITTEE REPORTS

ARC Committee: The Committee reviewed and approved four applications.

Landscape Committee: The Committee will meet next week to discuss proposals.

Enforcement Committee: The Committee did not meet in May. Six vehicles were towed.

Pool Committee: Jeff Green and Frank Walsh developed a punch list of repairs which will be sent to management. Delphine Matthews will verify whether the list was completed by RSV staff during the pool opening process. An issue of offensive/abusive language by pool patrons and lifeguard staff has been addressed with RSV Pool management; a portion of the issue is the pool supervisor's poor interaction with lifeguard staff. Jeff Green reported that access control is not being used.

IV. OLD BUSINESS

A. Tivoli Fountain Court Drainage

Management continues to withhold Brightview Landscaping's payment until the drainage project work has been corrected.

B. Harmony Woods Lane Playground Area

Delphine Matthews, Jeff Green and Frank Walsh met on site with the Montgomery Parks and Planning representative and his supervisor. The proposed relocation of the tot lot to the center island was discussed. The representatives will not entertain an application for this change until the Association provides written evidence of communication with Chestnut Oaks requesting and being refused a sharing agreement to expand and use the Chestnut Oaks playground. Some positive points were made with the two representatives during the site visit:

- upon viewing the existing playground, the representatives understood the problems associated with the existing location;

- their proposed alternative locations were identified as unsatisfactory due to grade or proximity to existing homes;

- relocating the tot lot to the center island with implementation of traffic-calming measures such as one-way ingress and egress and installing a raised crosswalk may be considered.

The representatives also recommended the cluster mailboxes be relocated across the street for safer access; management is following up the Postal Service regarding the relocation. Management awaits formal response from Montgomery Parks and Planning before moving forward.

C. Hedges as Fences

The Enforcement and ARC Committees had previously considered the question of fences as hedges. The ARC recommended hedges be considered fences if they attain a height of forty-two inches in compliance with the existing ARC fence guideline. The Enforcement Committee support revising the language in Section 3.b.7 to clarify that hedges up to forty-two inches in height are hedges, those that exceed forty-two inches will be classed as fences.

Nancy Dofflemyer made a motion to update the ARC Guideline Section 3.b.7 to state that hedges exceeding forty-two inches in height would be classed as fences. Jackie Arnold seconded the motion which carried six to zero with no abstentions.

Jeff Green will update the language of the section for notification to homeowners.

V. NEW BUSINESS

A. Pool Drinking Fountain Proposal

Peddicord Plumbing evaluated the drinking fountains as being in poor condition and recommended replacement; the tech was able to repair one wall-mounted fountain but did not guarantee the life of the repair. The proposed replacement cost is \$4,962 for the two wall-mounted fountains. Management recommends replacement at the end of the season to see if the market changes and the materials cost may decrease. Replacement would be a reserve expense.

In addition to the two wall-mounted fountains, there are three free-standing fountains These may be leaking and may also be utilized by pool staff for deck washing. Jeff Green suggested the Association consider converting one wall-mounted fountain to a bottle-filling water station. After discussion, Delphine Matthews will visit the pool to examine all the fountains along with available Board members. Jeff Chai directed management to obtain multiple proposals for replacement of the three types of drinking fountains.

B. Playground Wood Chips

Management noted the tot lot wood chips are due for replenishment and presented two proposals from Brightview Landscaping for five of the six tot lots: the first is a one-inch cover at a cost of \$6,806.04 and the second is for a two-inch cover at a cost of \$12,434.12. The quoted prices are approximately 50% higher than 2021 pricing; Brightview states last year's bid was underpriced and material costs have increased. This is an operating expense and Jeff Green confirmed funds are available.

Jeff Chai presented a motion to accept Brightview Landscaping's proposal to install two inches of wood chips on the five tot lots at a cost of \$12,434.12, funded from the operating budget. Jackie Arnold seconded the motion which carried seven to zero with no abstentions.

C. Trespassing Signage

A draft sign proposed for installation at the three fountains was presented in the management report. The Board of Directors approved the language. Grant Izmirlan will prepare an updated draft sign mirroring the custom street sign font and coloring to be circulated for Board of Directors' email approval.

VI. HOMEOWNER FORUM

Frank Walsh observed that no annual planting has been done by the fountain between the townhomes and the condominium. Management will contact Brightview Landscaping.

Jeff Green reported mulching has not been done in some areas and the work appears to be only partially completed. Management will follow up.

VII. ADJOURNMENT

Jeff Chai motioned to adjourn the Board of Directors meeting at 8:33 p.m. the motion was seconded by Grant Izmirlan and carried seven to zero with no abstentions.

Respectfully Submitted,

Marcy Grove