

Fountain Hills Community Association
Board of Directors Meeting
February 2, 2023

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, February 2, 2023 at 7:30 p.m.

Board Members Present:

Patrick Broderick
Jeff Chai
Jeff Green
Hoshang Rateshtari (late arrival, time unknown)
Clay Vaughan
Frank Walsh

Management Present:

Delphine Matthews, Senior Portfolio Manager

Board Members Absent:

Grant Izmirlian

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 five Directors present; Hoshang Rateshtari arrived at a later time during the meeting.

II. PREVIOUS MEETING MINUTES

The Board of Directors had received draft minutes of the December 2022 and January 2023 meetings. **Jeff Chai made a motion to approve the draft December 2022 minutes as presented, which was seconded by Clay Vaughan. The motion was approved five to zero with no abstentions. Jeff Chai made a motion to approved the draft January 2023 minutes as presented and Clay Vaughan seconded the motion which carried five to zero with no abstentions.**

III. OFFICER REPORTS

No officers presented reports. Delphine Matthews reported the Champions Way street sign had been replaced and an order sent to replace the Hamlet Square Court sign which is deteriorated. Jeff Green will inspect and identify other street signs which should be replaced.

IV. COMMITTEE REPORTS

ARC Committee: The Committee reviewed and approved one application in January.

Landscape Committee: The Committee met and selected a landscape walk through date of February 27 with Level Green..

Enforcement Committee: The Committee performed inspections in the single-family home area and will start with townhomes soon. Reminder notices regarding trash cans in view were sent with an intent to begin enforcement in future. Six vehicles were towed.

Pool Committee: The Committee did not meet but has had communications with Criterion regarding refurbishing the pool chairs. The Board of Directors considered the quoted costs of \$168 per lounge

chair and \$91 per armchair for re-strapping and powder coating plus tax and a delivery and fuel fee totaling \$438. After deliberation, **Jeff Green made a motion to authorize chair refurbishment up to 250 chairs or \$39,000, funded from the reserves, with the Pool Committee to select a color scheme. Jeff Chai seconded the motion which carried five to zero with no abstentions.**

The Directors discussed the pool lighting replacements which did not appear to the fixture style originally proposed by Power Systems Electric. Management will contact the contractor to review the installation. Junction boxes were also installed with out shielding which will be reviewed with Power Systems Electric after Jeff Green provides photos. The light has been installed at Great Seneca Highway and power will be supplied at PEPCO's schedule.

V. OLD BUSINESS

A. Harmony Woods Lane Playground Area

Management has reached out to two engineering firms who are willing to provide proposals but have workloads preventing preparation of the proposals at this time.

B. Fountain Hills Condominium Meeting Request

Association counsel anticipates delivering an answer to the Board the week ending February 10, 2023.

C. Reserve Study Update

Management continues to request Miller & Dodson update the study, The requests have been acknowledged but no update has been provided.

VI. NEW BUSINESS

A. Clopper Road Erosion Proposal

Level Green had been assigned this work and after review of the original BrightView proposal, recommended the addition of #57 stone at an additional cost of \$491. **Jeff Chai made a motion to approve the work at the new cost of \$2,475 to be performed by Level Green. Frank Walsh seconded the motion which was approved six to zero with no abstentions.**

B. Pool Drinking Fountain Replacement

With pool season approaching, management recommends the five pool drinking fountains be replaced in accordance with the Montgomery County pool inspector's 2022 mandate. The Board considered various styles of fountains and Montgomery County's requirement (that one drinking fountain be available per 5,000 square feet of pool enclosure area). After discussion, management was directed to contact Montgomery County to obtain a definitive answer as to the number of required fountains and to prepare proposals for three free-standing fountains and one wall mounted fountain to include a bottle filler.

VII. HOMEOWNER FORUM

Frank Walsh had noted the meeting agenda was not uploaded to the website. Clay Vaughan volunteered to be a back up to Grant Izmirlan for this task.

IX. ADJOURNMENT

Jeff Chai motioned to recess the meeting at 8:43 p.m. to Executive Session. The motion was seconded by Clay Vaughan and carried six to zero with no abstentions.

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X. EXECUTIVE SESSION

The Board of Directors voted to waive late fees for one homeowner.

Respectfully Submitted, *Marcy Grove*