

# FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.

c/o Vanguard Management Associates, Inc.  
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## Board of Directors Meeting

August 7, 2003

## MINUTES

The meeting was called to order at approximately 7:30pm

Present were: Tom McDowell, William Renner, Siu Poon, James Caddell, Charles Butler, Frank Walsh, Steve Kannry, Craig Wilson, Bob Brunelle, Carol Koch-Worrell, and guests, Rob Smith and Greg Frey of Community Pools

Approximately 2 homeowners

**Homeowner Open Floor:** Dave Shields of 19011 Mediterranean came to say that the parking situation has improved and to reiterate his need for an extra assigned parking space as his garage has been made into an office space. ( This request is found under new business)

Rick Morris of 18908 Porterfield came to call attention to trash being left out at incorrect times of the week, also to say that one of his neighbors is not mowing their lawn

Mr. Renner agreed that some homeowners neglect to place their trash or recycling out on the proper day.

Mr. Kannry noted that he has had a number of neighbors complain to him that the grounds maintenance people are leaving "stripes" in the turf areas. Mr. Wilson noted that it is difficult to meaningfully address problems like this unless the problems are reported at the time that they occur. He can then bring the representative from AW out to the site to see the problem and then they will be able to implement corrective measures. Mr. Kannry indicated that he would have the neighbors call on the day they see "stripes" from the mowers.

**Guest:** Rob Smith, pool manager and Greg Frey, area supervisor for Community Pools

So far this season the pool has been very busy and there have been only a few incidents:

1. A 30-year-old man underestimated the depth of the pool and had to be pulled from the water
2. A 2 year old went into the pool and had to be assisted to safety
3. A teenager did a back flip off the board and hit his head, his mother took him to Shady Grove Hospital for evaluation of his injury.
4. A person cut their foot on some glass in the parking area.
5. A lifeguard was sent to work at another pool because he was not being respected.

Maintenance issues:

Rob said a good time to do the following things is in the fall.

1. \$8350 Replace the seven recessed ladders with stainless steel ladders.
2. \$2450 Recharge the sand filters.
3. \$7040 Reset the coping stones.

Other issues are included in the pool report, such as: the toilet paper dispenser replacement needed and the need for a new shower faucet. Rob stated a need to attend the September meeting to close out the season and Steve Kannry commented that this year's pool crew has been great.

### **Meeting Minutes:**

Motion to approve the July meeting minutes made by William Renner and seconded by Steve Kannry. All in favor, minutes approved.

**Reports of Officers/Directors:** No Report

**Reports of Committees:**

**ARC** – this committee asked that Vanguard still continue to reserve a meeting space for them. They also noted that some denied ARC requests are appealing to the board.

**Web Site** –The new principals for Clopper Mill and Germantown Elementary Schools as well as the correct web address for Northwest H.S. have been posted on the web site. William would like to meet with Iliana to help update the web site. Rick Morris of Porterfield Way offered his assistance as well.

**Pool Committee** – The committee recommended that the Board set aside an area where food can be eaten. Craig Wilson will check on the price to paint a two-inch line with stenciled letters to define an eating area at the pool. The chairs and tables will be available there. The committee recommends the pool ordering 10 chairs, 40 chairs and 6 umbrellas for next season.

**Grounds/Landscaping Committee.** – This committee met on July 24<sup>th</sup> to work on an outline for the stormwater management pond.

**Social Committee** – The welcome packet is still being assessed for cost. Their August 21<sup>st</sup> meeting will concentrate on the picnic, which is Sept. 20<sup>th</sup>. Fund raisers and block parties have been discussed but not finalized. There will be a bowling social to come.

**Newsletter** –Craig will have a newsletter out by the end of the month.

**Fountain Hills Condominium** – The problem with the pool drainage and run off remains. Frank Walsh will check with the Condominium Board to see if they want to pay for the electricity and have Vanguard responsible for all repairs or have Vanguard responsible for both. The sign that is to be put up by Vanguard stating that there is NO POOL PARKING in the condo area is not up yet. The parking issue continues.

**THNAC**-No Report

**SFNAC** -No Report

**Management Report:**

- Charles Butler made a motion to pay approximately \$1000 dollars to renumber the spaces around Lake Geneva Way after a homeowner reported that her number had been blacked out.

Siu Poon seconded the motion . After some discussion **the motion and second were withdrawn** as Craig is going to get bids for repainting the numbers as well as the lines.

Management will get estimates to repair or remove the fences (4) facing Dawson Farm Rd.

**MOTION-** Charles Butler made a motion to purchase 10 tables, 40 chairs, and 6 umbrellas at a cost of approximately \$5,500. Steve Kannry seconded the motion .

Frank questioned this usage of funds as the pool run off situation still needs attention. Craig and Bob agree that funds will be available to fix the pool drainage . Craig also will ask Texacraft to ship

the furniture for a May 1<sup>st</sup> delivery as Tom raised the issue of the community having to store the new furniture till next summer.

Motion carried, all in favor.

**MOTION-** Motion by Steve Kannry to consider adding designators, (lettering to be determined), to the monuments. Frank seconded the motion.

Charles stated that the signs are sufficient without adding to them.

Steve then amended his motion to include designation as well as information. Frank seconded this new motion. 2 members in favor (Frank & Steve) and 5 opposed to the amended motion. Motion is defeated.

**New Business:** Craig will email MD Park and Planning concerning gravel in the road at an entrance.

Steve pointed out a Real Estate sign on Rushing Water Way.

Bob Brunelle gave a brief description of the Coke machine issues.

Steve raised a question regarding the problems with obtaining pool pass replacements.

Frank pointed out resident requests for a swim team in the future. Nine families are interested.

Craig will obtain bids fro replacing fire lane designation along with the bids for the number and line repainting.

ARC request for 13531 Niagra Falls Ct. will be set for the Sept. meeting.

Craig stated that it would cost about \$3000 to set up the pool house to be used as a meeting place in the off season, for committee use only. Craig will get a firm price on this.

Dave Shields appealed to the board to get a numbered paring space . Tom asked that this issue be docked until the September meeting.

**MOTION** – by William to hold the issue of assigning a numbered parking space to Mr. Shields until the September meeting. Seconded by Siu, all in favor.

**Unfinished Business-** Steve questioned if there ever was a vote to spend \$11,350.00 on the AW work order dated 5/19/03. There was discussion of the work order but there was never a Board vote to proceed with the work. Tom McDowell believes there was a “phantom” approval granted for this work. Tom reported that this work order was the only time funds were ever discussed and approved outside of a Board meeting. Bill Renner thinks that if there are funds in the budget it is o.k. to spend it. Frank also recalled not getting approval for that amount of money. Charles Butler noted that the problem was with the process not the work that was done. In the future we need to have a proper vote.

**MOTION-** by Frank to approve the 5/16/03 AW work order. The amount of the work order is: \$11,350.00  
Seconded by Siu, all in favor.

***MOTION TO ADJOURN:*** - by Charles. Second by William, all in favor

The meeting was adjourned at 9:28 pm

The next meeting will be on September 4, 2003 at the Up-County Government Center. Respectfully submitted,

Respectfully submitted,  
Carol Koch-Worrell  
Recording Secretary